



Grove Road, Hitchin, Hertfordshire. SG4 0AF

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# 2 Bedroom Apartment Shared Ownership £63,750 Leasehold

\* 25% Shared Ownership \* A beautifully presented first floor, two double bedroom apartment located within easy walking distance of Hitchin town centre and mainline railway station.

The spacious accommodation comprises entrance hall, a contemporary open plan kitchen/dining/living room with Juliette balcony, the kitchen area with integrated appliances, two double bedrooms and a bathroom. Externally are well maintained communal gardens and a secure underground parking space. An ideal first purchase!

- Two generous bedrooms
- Spacious open plan living space
- Kitchen area with integrated appliances
- Secure underground parking
- Communal gardens
- Short walk to Hitchin town centre
- Close to railway station
- Chain free
- EPC rating B. Council tax band B
- Shared Ownership

**First Floor:****Entrance Hall:**

Electric radiator. Airing cupboard. Storage cupboard. Laminate flooring.

**Kitchen/Dining/Living Room:**

Abt. 16' 11" x 13' 1" (5.16m x 3.99m) A large open plan living space incorporating the kitchen which comprises a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer and washing machine. Tiled splash back area. Double glazed door to a Juliet balcony. Television point. Two electric radiators. Security entry phone. Laminate flooring.

**Bedroom One:**

Abt. 10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to side. Electric radiator. Telephone point. Television point. Carpet as fitted.

**Bedroom Two:**

Abt. 9' 6" x 8' 9" (2.90m x 2.67m) Double glazed window to rear. A range of built-in wardrobes with sliding mirror doors. Television point. Electric radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Wall mounted electric fan heater. Tiled splash back area.

**Outside:****Communal Gardens:**

Communal gardens that are mainly laid to lawn.

**Parking:**

There is a secure underground car parking space.

**Additional Information:****Shared Ownership Details:**

The full market value of this property is £255,000.

If you buy a 25% share, the share purchase price will be £63,750 and the rent will be £601.38 a month plus a management fee of £26.23 a month.

**Lease Details:**

The lease term is 125 years from 19/02/2008 with approximately 108 years remaining.

Ground Rent: £300.00 per annum

Service Charge: Approximately £161.26 per month

## **Location and Amenities:**

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

## **Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

## **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

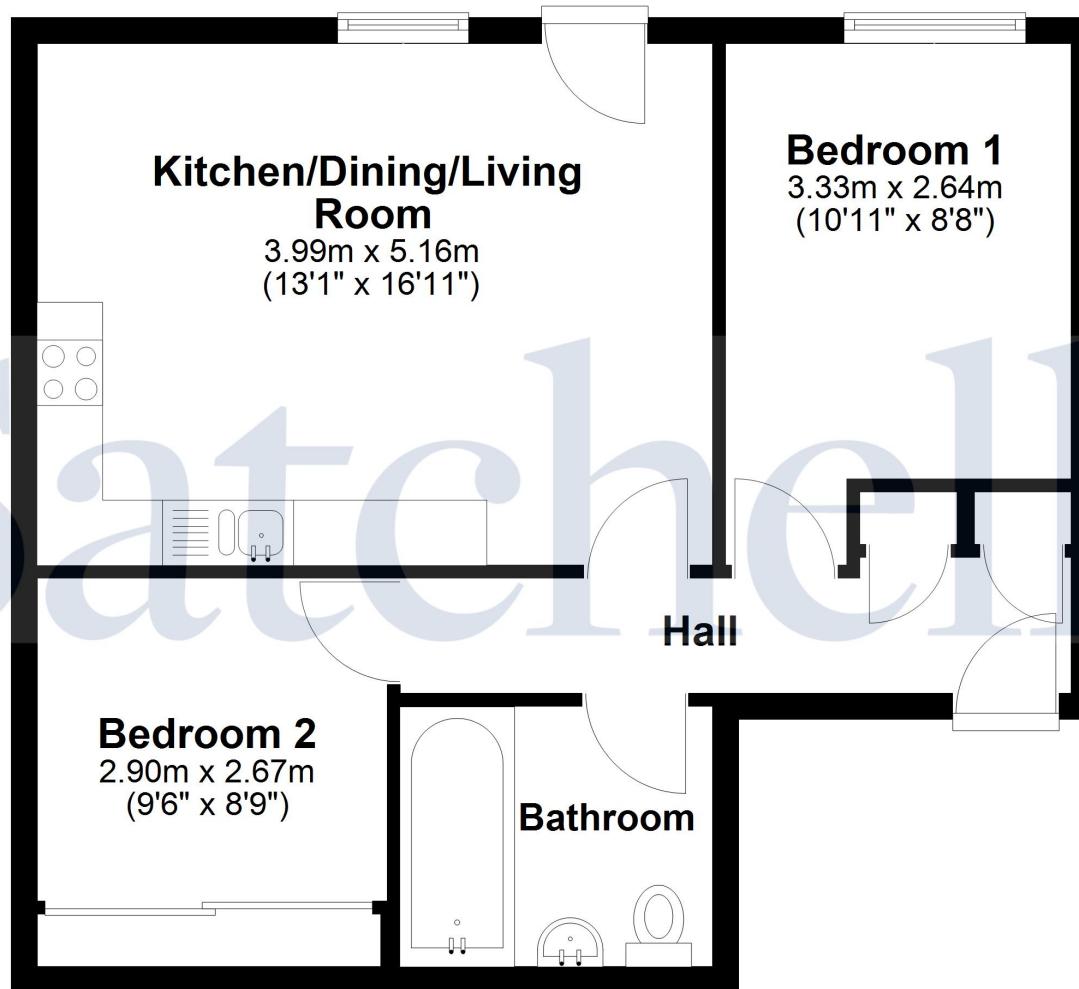




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

Satchells

47b High Street, Hitchin, SG5 4LD  
T: 01462 733730  
E: [stotfold@satchells.co.uk](mailto:stotfold@satchells.co.uk)  
W: [www.satchells.com](http://www.satchells.com)

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