



Flat 43 Regal Court
HITCHIN
Hertfordshire
SG5 1LJ

£99,995

Quick Reference: 2578494



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A superb chain free one bedroom retirement apartment situated in a sought after development within a short walk to the town center.

- Chain Free
- Extended Lease Of 170 Years

- Lift And Stairs To All Floors
- Resident House Manager

- Dayroom And Conservatory
- Care Alarm System

Ground Floor

Lease Details Please find below the lease details as confirmed by the vendor of the property.

Lease Length 170+ years

Ground rent £125 per month

Service Charge £125 per annum

Please note these figures have not been verified and any prospective purchaser should ensure their solicitor has established these details are correct before exchanging contracts on this property.

Communal Entrance Hall Lift and stairs to all floors

Second Floor

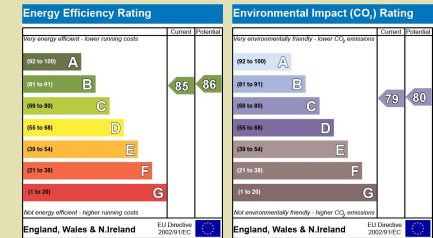
Entrance Hall Door to front, storage heater

Living Room 15' 9" x 10' 3" (4.80m x 3.12m)
Double glazed patio door to Juliette balcony, storage heater, TV and telephone point

Kitchen 8' x 7' 2" (2.44m x 2.18m)
Fitted with a range of wall and base units with work top over, stainless steel single drainer sink unit, integrated electric oven and hob with cooker hood over, space for fridge, washing machine to remain, part tiled walls

Bedroom 12' 9" x 8' 9" (3.89m x 2.67m)
Fitted wardrobes, storage heater, TV point, window to rear

Bathroom Bath with shower over, wash hand basin, low level w.c., shaver point, extractor fan, wall mounted fan heater, part tiled walls



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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

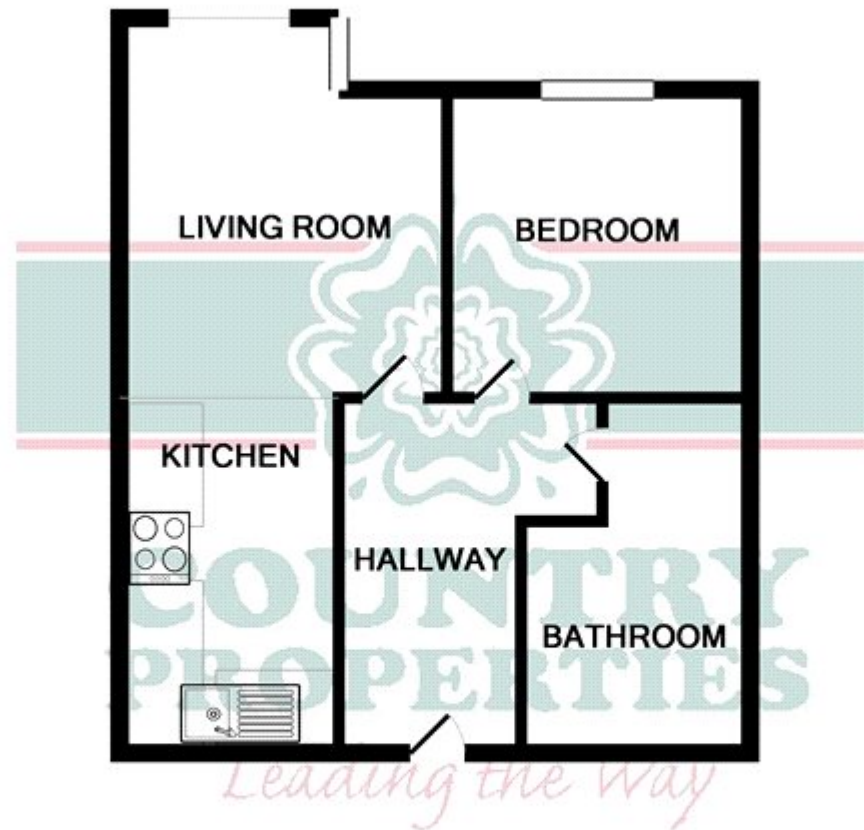


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TOTAL APPROX. FLOOR AREA 308 SQ.FT. (28.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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