



Wedgewood Road, Hitchin, Hertfordshire, SG4

£800 pcm Leasehold

- Available NOW - unfurnished
- One bedroom second floor apartment
- Modern, neutral and unfussy white colour scheme throughout
- Move your furniture and soft furnishings in to make the space your own
- Secure entry phone system / owner fobs
- Got a car? Ample off road parking to the rear of the property
- Less than a MILE from Hitchin Station - 15 minute walk
- For those commuting by road - Great road links - A507 / A1(M) / M1. 28 mins to London Luton Airport
- Just over a mile from the vibrant Medieval market town centre - imagine your stroll to your favourite cafe / coffee shop





This really is a fantastic SPACIOUS second floor apartment in a MODERN development with attractive communal grounds, just under a mile from Hitchin MAINLINE STATION and just over a mile from the market town centre.

The kitchen is bright and modern and has everything you need.

The modern bathroom has a shower over the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.

It's decorated throughout in an unfussy white colour scheme with contrasting neutral carpets - no cold feet getting out of bed on a winters morning. The living room is a great space and there is plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style.

Got a car? There's plenty of off road parking to the rear of the property.

You are near a railway station = QUICK AND EASY COMMUTE into London and the quicker you get home - this development is very popular as a result.

Give the Leysbrook team a call to view before it goes!

| ADDITIONAL INFORMATION

Council Tax Band - A - £1,397.40 P.A.

EPC Rating - C

Available NOW

Deposit £923.00

No Pets

Electric heating

| SECOND FLOOR

Living Room: Approx 14' 1" x 8' 8" (4.29m x 2.64m)

Kitchen: Approx 6' 10" x 7' 9" (2.08m x 2.36m)

Bedroom: Approx 6' 9" x 7' 9" (2.06m x 2.36m)

Bathroom: Approx 7' 9" x 5' 6" (2.36m x 1.68m)

| OUTSIDE

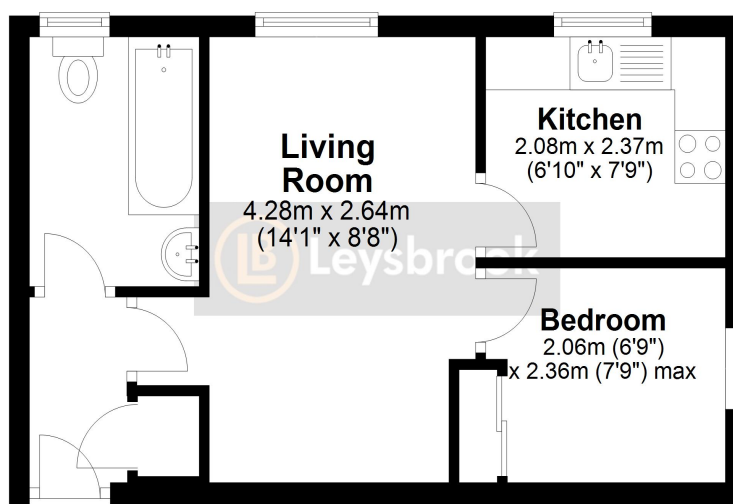
Off road parking

Second floor flat | Neutral WELL PRESENTED accommodation | Approx. 243 sq ft | ONE Bedroom | Good size living room | MODERN kitchen with appliances | Three piece bathroom suite with shower over bath | LESS THAN 1 mile to Hitchin MAINLINE Station | Contd....



Second Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 32.7 sq. metres (352.5 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	