



Milestone Road, Hitchin, Hertfordshire. SG5 2SZ

Satchells



2 Bedroom Maisonette

Guide Price £240,000 Share of Freehold

Located on the outskirts of Hitchin, this well-present first floor apartment that is offered to the market CHAIN FREE!

The spacious accommodation has a contemporary feel with a large open plan kitchen/living room. The kitchen area benefitting from integrated eye and base level appliances. There are also two double bedrooms and a white three piece bathroom. Further benefits include a private garden, double glazing, an allocated parking space, no road restrictions and a new 999 year lease. A fantastic apartment that must be viewed.

- Beautifully presented first floor maisonette
- Contemporary open plan kitchen/living room
- Two Double bedrooms
- Own front door
- Private garden
- Allocated parking space
- Must be viewed
- Double glazing
- Chain Free
- EPC rating C. Council tax band B

First Floor

Front Door:

Composite double glazed front door.

Entrance:

Entrance hall, stairs to first floor. Carpet as fitted.

Lounge/Kitchen

Abt. 17' 8" x 11' 08" (3.56m x 5.39m) An open plan Lounge/Kitchen comprising two Double glazed window to the front. Carpet as fitted. TV point. Contemporary vertical radiator. Loft access. A modern fitted kitchen comprising a good range of eye and base level 'High Gloss' units with ample worktops. Single drainer stainless steel sink unit. Built-in induction hob, eye level double electric oven and extractor hood. Integrated dishwasher and fridge/freezer. Plumbing for automatic washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window to side. Inset ceiling lights. Amtico flooring.

Bathroom:

A white three piece suite comprising a 'P' shaped shower bath with mixer tap, rainfall shower over and glass screen, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Extractor fan. Heated towel rail. Inset ceiling lights. Tiled flooring.

Bedroom One:

Abt. 9' 10" x 11' 03" (2.99 X 3.42m) A light and airy bedroom. Television point. Radiator. Carpet as fitted. Double glazed window to the rear.

Bedroom Two:

Abt. 7' 11" x 12' 03" (4.67m x 1.30m) Double glazed window to rear. Television point. Contemporary vertical radiator. Carpet as fitted.

Outside

Garden:

A private and enclosed rear garden with a paved patio area and lawn. Gated side access. Storage cupboard.

Front:

A block paved frontage provides off road parking.

Additional Information

Lease Details:

Lease term: There will be a brand new lease in place of 999 years.

Ground Rent/Service Charge: N/A

Agents Note:

Draft particulars yet to be approved by 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.

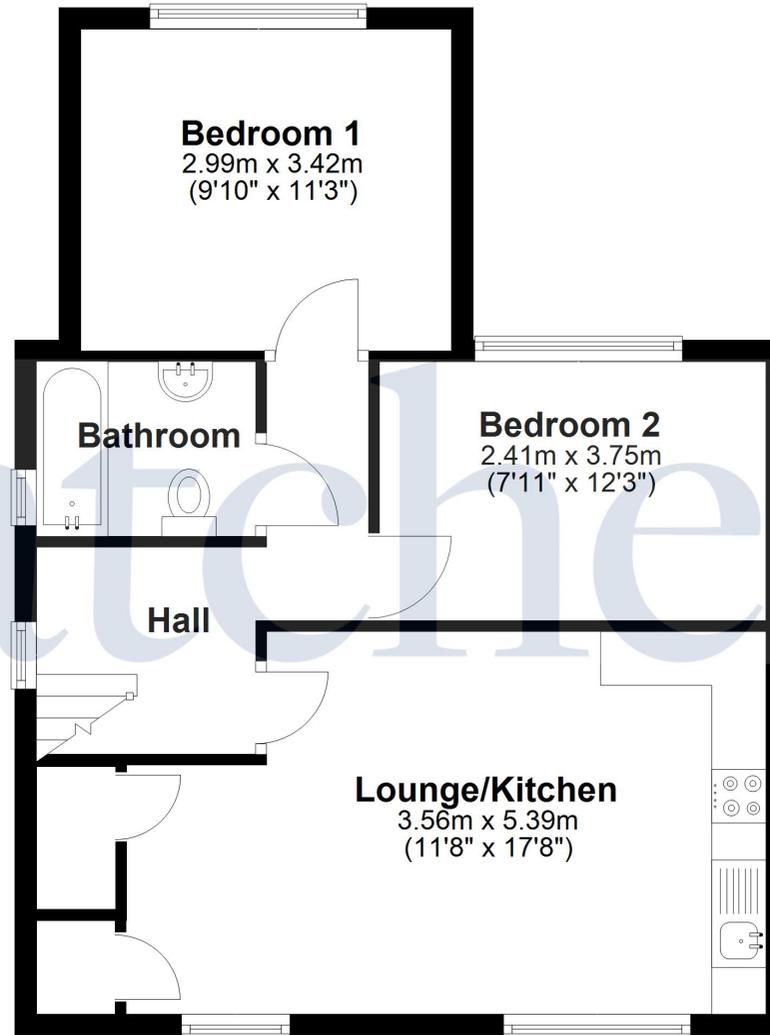




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First Floor



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.