



12 Pond Court, The Ridgeway, Codicote, Hitchin, Hertfordshire. SG4 8YY





# 1 Bedroom Retirement Property

## £150,000 Leasehold

A lovely purpose built one bedroom retirement apartment with a private patio area that access the beautifully landscaped gardens.

The property is conveniently located in a tranquil cul-de-sac just moments away from the facilities of the village High Street. The accommodation comprises entrance hall with ample storage cupboards, a light and airy lounge with door leading out to the private patio area and gardens beyond, fitted kitchen, double bedroom with fitted wardrobes and a recently refitted shower room. The main entrance to the block has a Managers office, welcoming residents lounge with access to the conservatory and kitchenette, a well equipped laundry room and guest room that is available upon request.



- Modern retirement complex
- One double bedroom
- Private patio area
- Landscaped communal gardens
- Light and airy living room
- Fitted kitchen
- Refitted shower room
- Residents lounge and conservatory
- Residents laundry room
- EPC rating C. Council tax band C

## **Ground Floor**

### **Communal Entrance:**

Access is gained via a security entrance system to the main hallway. From here you can access the residents lounge and conservatory, laundry room and the managers office. Take the lift or stairs to upper ground floor.

## **Upper Ground Floor**

### **Front Door:**

Timber front door.

### **Entrance Hall:**

Two large storage cupboards. Security entry phone system. Coved ceiling. Carpet as fitted.

### **Living Room:**

Abt, 15' 5" x 12' 8" (4.70m x 3.86m) A good size living room with double glazed casement door and double glazed window leading out to a private patio terrace. Feature fireplace with inset remote control electric fire. Wall mounted electric night storage heater. Television point. Coved ceiling. Carpet as fitted,

## **Kitchen:**

Abt. 9' 0" x 6' 0" (2.74m x 1.83m) A well-appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Space for fridge/freezer. Tiled splashback area. Extractor fan. Tiled flooring.

## **Bedroom:**

Abt. 15' 11" x 9' 8" (4.85m x 2.95m) A spacious double bedroom with double glazed window to side. A range of fitted wardrobes with mirrored doors to one wall. Television point. Wall mounted electric night storage heater. Coved ceiling. Carpet as fitted.

## **Bathroom:**

A refitted white suite comprising a large corner shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Heated towel rail. Fully tiled walls. Extractor fan. Wall mounted electric fan heater. Coved ceiling. Tiled flooring.

## Outside

### Terrace and Gardens:

This property benefits from a private patio area that opens out to the well tended communal gardens. To the front of the block is an attractive pond with seating to relax and enjoy the sound of running water.

### ADDITIONAL INFORMATION:

#### Lease Details:

Lease term: Approximately 90 years remaining

Ground Rent: Approximately £600 per annum

Service Charge: £3,084.54 per annum

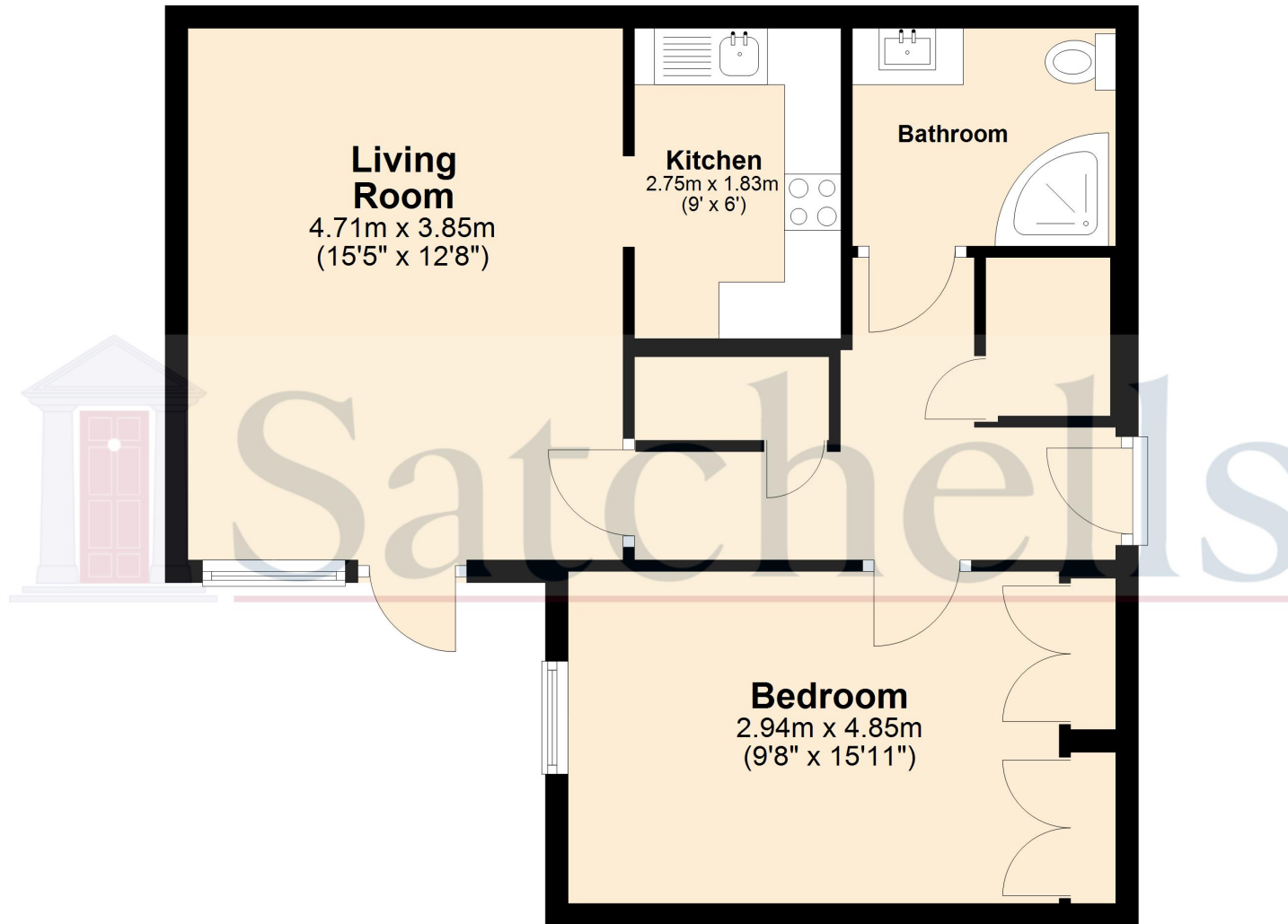




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## Ground Floor



For illustrative 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.