



Shepherds Mead, Hitchin, Hertfordshire. SG5 1YB

| Satchells



## 2 Bedroom Maisonette £245,000 Leasehold

A very well presented, spacious and modernised TWO bedroom duplex apartment located in the popular town of Hitchin. Located within walking distance to the town and mainline station, this generous apartment benefits from a recently installed kitchen, updated heating ad electrics, garage and spacious accommodation throughout. An ideal first time buy!



- Two double bedrooms
- Duplex apartment
- Walking distance to town and mainline station
- Well presented
- New kitchen
- Updated electrics
- WC and Bathroom
- Ground rent £10 PCM – Service charge £1,013 P/A

**Ground Floor  
Entrance Hall:**

UPVC door to front. Carpeted stairs to first floor.

**First Floor****Living Room:**

Abt. 18' 1" x 13' 11" (5.51m x 4.24m) Laminate flooring. Double glazed window. Two electric radiators. Storage cupboard. Ample space for dining table.

**Kitchen:**

Abt. 8' 4" x 7' 7" (2.54m x 2.31m) Laminate flooring. Worktops with a range of wall and base mounted units and integrated sink/drainer, oven, electric hob, extractor, fridge/freezer, dishwasher and washing machine. Double glazed window.

**WC:**

Tiled floor. Wash basin with vanity unit. WC. Double glazed privacy window. Storage cupboard.

**Second Floor  
Bedroom One:**

Abt. 14' 2" x 10' 10" (4.32m x 3.30m) Laminate flooring. Electric radiator. Double glazed window.

**Bedroom Two:**

Abt. 11' 10" x 9' 1" (3.61m x 2.77m) Laminate flooring. Electric radiator. Double glazed window. Built in storage cupboard.

**Bathroom:**

Tiled floor. Wash basin with vanity unit. WC. Double glazed privacy window. Heated towel rail. Bath with mixer taps and wall mounted electric shower.

**Outside****Communal Grounds:**

Well maintained lawn spaces and washing lines.

**Garage:**

Single garage on-block. Brick built with up and over door.

**Parking:**

Ample communal on-road parking.

**Additional Information****Agents Note:**

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

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

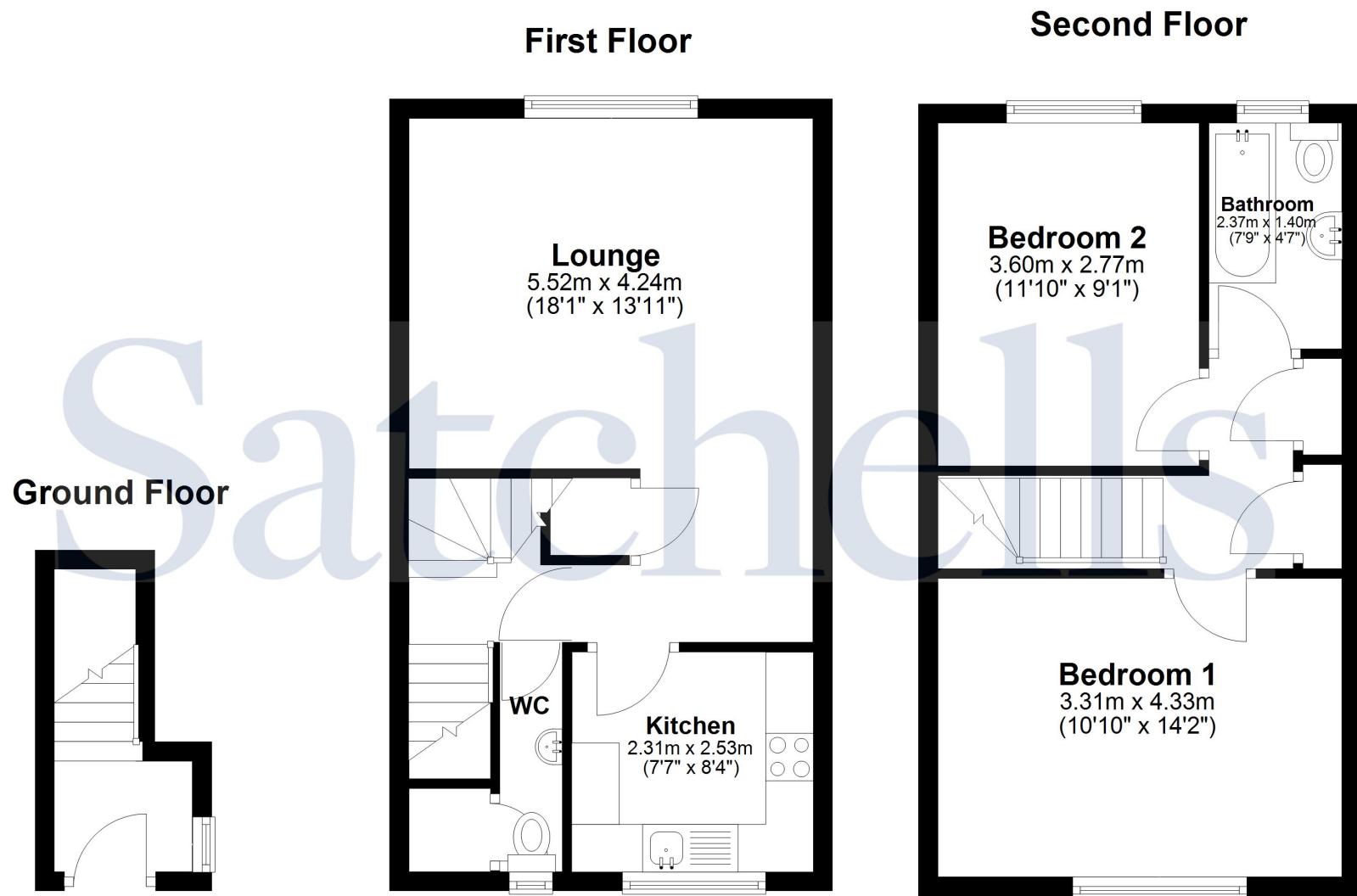
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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.