



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 and 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/drainage, 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):

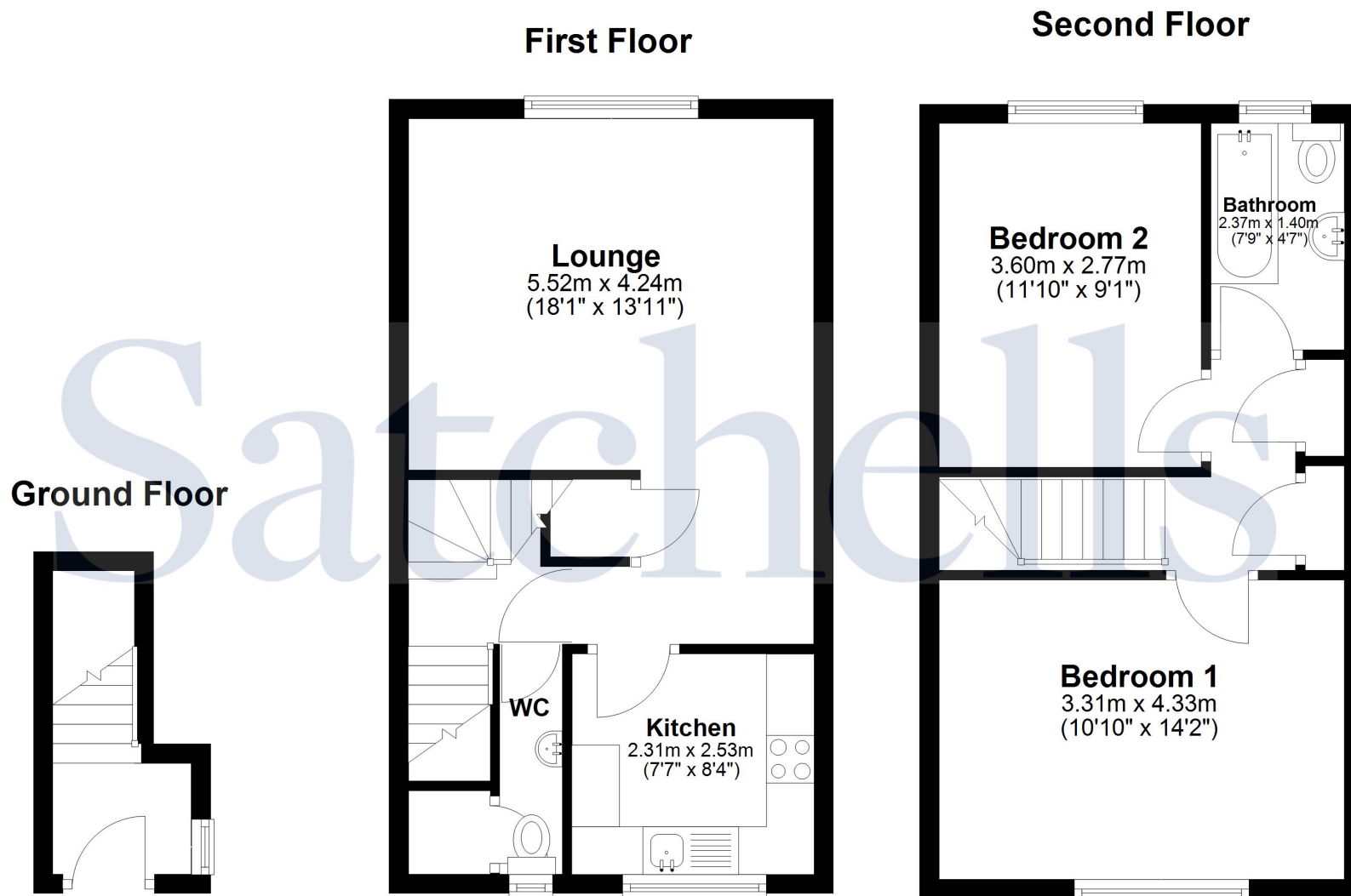
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells



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.