



# Hitchin Road

Stotfold,  
Bedfordshire, SG5 4HP  
Offers Over £190,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This two bedroom, first floor apartment offered with no upward chain is an ideal first time buy or investment.

- No onward chain
- Two double bedrooms
- Rental income of approx. £950pcm
- Parking area for the use of all residents
- A short walk to Stotfold High Street and amenities
- Excellent commute into London St Pancras) via Arlesey station (approx. 39 min)

## GROUND FLOOR

### Entrance

External staircase to first floor.

## FIRST FLOOR

### Hallway

UPVC part obscure double glazed entrance door. Airing cupboard housing hot water tank. Three storage cupboards with shelving. Loft access. Doors to all rooms.

### Lounge

5.56m x 3.2m (18' 3" x 10' 6")  
Double glazed window to rear.

### Kitchen

3.4m x 2.06m (11' 2" x 6' 9")  
Range of eye and base level units with roll-edged work surfaces. Tiled splash areas. Space for fridge/freezer. Space for gas cooker point. Stainless steel sink unit with drainer and swan neck mixer tap. Plumbing for washing machine. Double glazed window to front.



## Bedroom 1

4.95m x 2.69m (16' 3" x 8' 10")  
Double glazed window to rear.

## Bedroom 2

2.92m x 2.9m (9' 7" x 9' 6")  
Double glazed window to front.

## Bathroom

6' 9" x 5' (2.06m x 1.52m)  
White suite comprising low level WC, pedestal mounted wash hand basin with tiled splash area and panelled bath with shower screen and shower attachment over. Part tiled. Extractor fan.

## OUTSIDE

### Gardens and Parking

The current owner has advised us that there is a brick storage shed to the side. Communal drying area. To the front of the property is a small lawned area. To the rear of the property are further communal lawn areas and communal parking.

## AGENTS NOTE

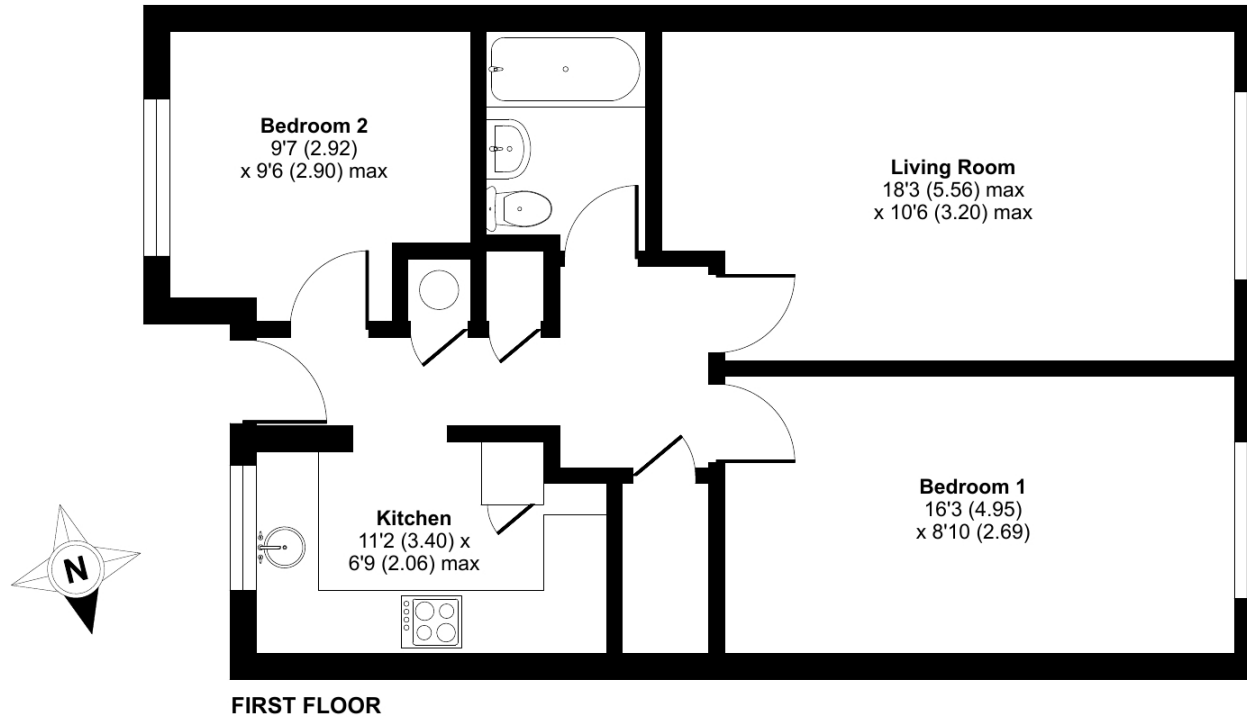
The vendor informs us that there are 91 years remaining on the lease and a service charge of £156.38 per quarter which includes the ground rent.

We advise any buyer to check this information with their legal representative prior to exchange of contracts.



Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	72
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1028468



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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