



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





## 2 Bedroom Apartment

### Guide Price £250,000

### Share of Freehold

A newly converted first floor apartment with benefits to include gas central heating, allocated parking, EV charging point, communal garden and communal bike/bin store.

- Newly converted apartment
- Private entrance
- Open plan kitchen/living room
- Large main bedroom
- Study/bedroom two
- Bathroom
- Gas central heating
- Allocated parking with EV charger
- Communal garden and bike/bin store
- EPC rating C. Awaiting council tax band

**Ground Floor****Front Garden:**

Composite front door.

**Entrance Hall:**

Stairs to the first floor with cupboard under. Radiator. Carpet as fitted.

**First Floor****Landing:**

Double glazed window to rear. Carpet as fitted.

**Kitchen/Living Room:**

Abt. 16' 3" x 15' 5" (4.95m x 4.70m) Dual aspect double glazed sash windows to front. Loft access. Radiator. Carpet as fitted.

The kitchen area comprises a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Washing machine to remain. Space for fridge/freezer. Extractor fan. Vinyl flooring.

**Bedroom One:**

Abt. 11' 10" x 12' 4" (3.61m x 3.76m) Double glazed sash window to front. Radiator. Carpet as fitted.

**Study/Bedroom Two:**

Abt. 12' 3" x 6' 3" (3.73m x 1.91m) Double glazed window to rear. Radiator. Carpet as fitted.

**Bathroom:**

Abt. 9' 7" x 9' 3" (2.92m x 2.82m) A large bathroom comprising panelled with mixer tap, shower attachment and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Radiator. Double glazed window to rear. Inset ceiling lights. Extractor fan. Vinyl flooring.

**External****Parking:**

Allocated parking space with EV charging point.

**Communal:**

There is a communal garden area and bike/bin store.

**Agents Note:**

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

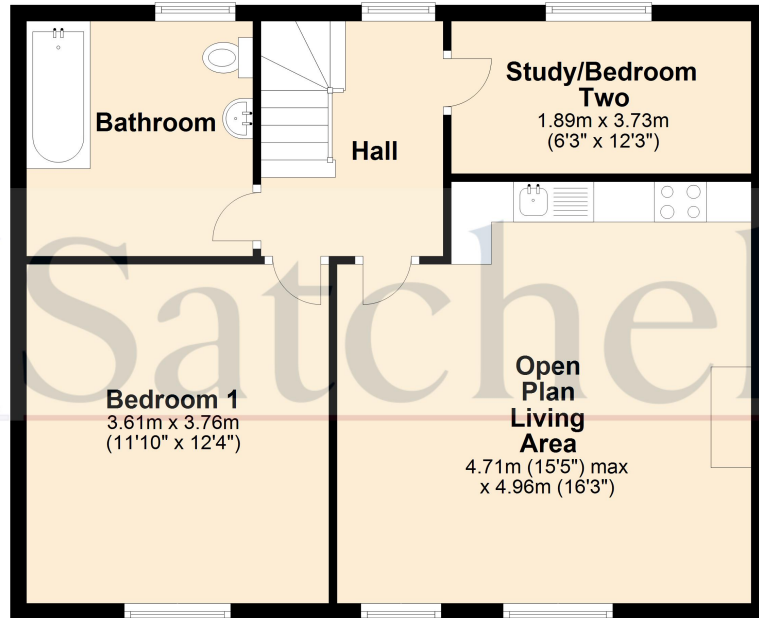




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

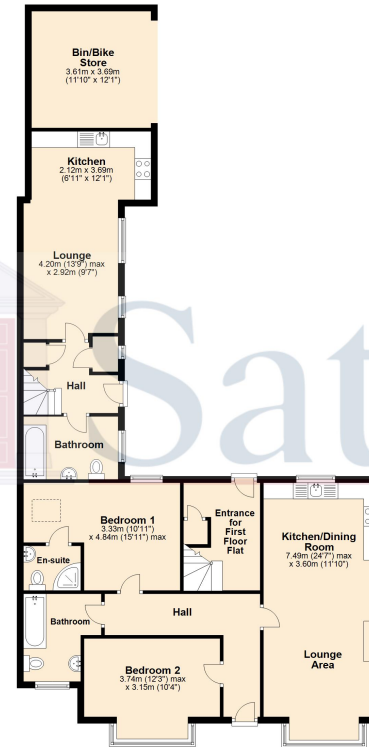


### First Floor



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.

### Ground Floor



### First Floor



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