



Flat 46 Maples Court, Bedford Road, Hitchin, Hertfordshire. SG5 1HF







## 1 Bedroom Retirement Property

### £150,000 Leasehold

A one double bedroom first floor retirement apartment located in a private development centrally within the town centre and Waitrose supermarket.

The apartment benefits from no onward chain, close to Butts Close Park, with a 24-hour Careline system and is presented in good condition. There is a communal lounge and laundry room. The development is managed by a Duty Manager.

It also features allocated and communal parking with communal gardens.

- Retirement apartment
- One double sized bedroom
- Kitchen
- Living Room
- Bathroom with shower
- Communal lounge and garden
- Residents/visitors parking
- Central location overlooking scenic Butts Close
- Ground rent £470pa & service charge £2430pa
- EPC rating B. Council tax band C



**Ground Floor:****Communal Entrance:**

Access gained via a security system.

**Second Floor:****Entrance Hall:****Entrance to Apartment:**

Front door leading to entrance hall measuring abt. 3.3m x 1.56m (10' 10" x 5' 1")

**Bedroom:**

Abt. 4.4m x 4.1m (14' 5" x 13' 5") Carpeted throughout. Storage heater. Integrated Wardrobe.

**Bathroom:**

A modern white suite, walk in shower, glass shower screen, vanity unit, Inset wash basin, extractor fan, high WC. Vinyl Flooring.

**Living/Dining Area:**

Abt. 5.8m x 3.9m (19' 0" x 12' 10") Juliette balcony. Carpet flooring. Storage heater.

**Kitchen:**

Abt. 1.98m x 2.24m (6' 6" x 7' 4") Modern fully fitted kitchen comprising units with worktop. Stainless steel sink. Built-in oven and hob with extractor fan over. Vinyl flooring.

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

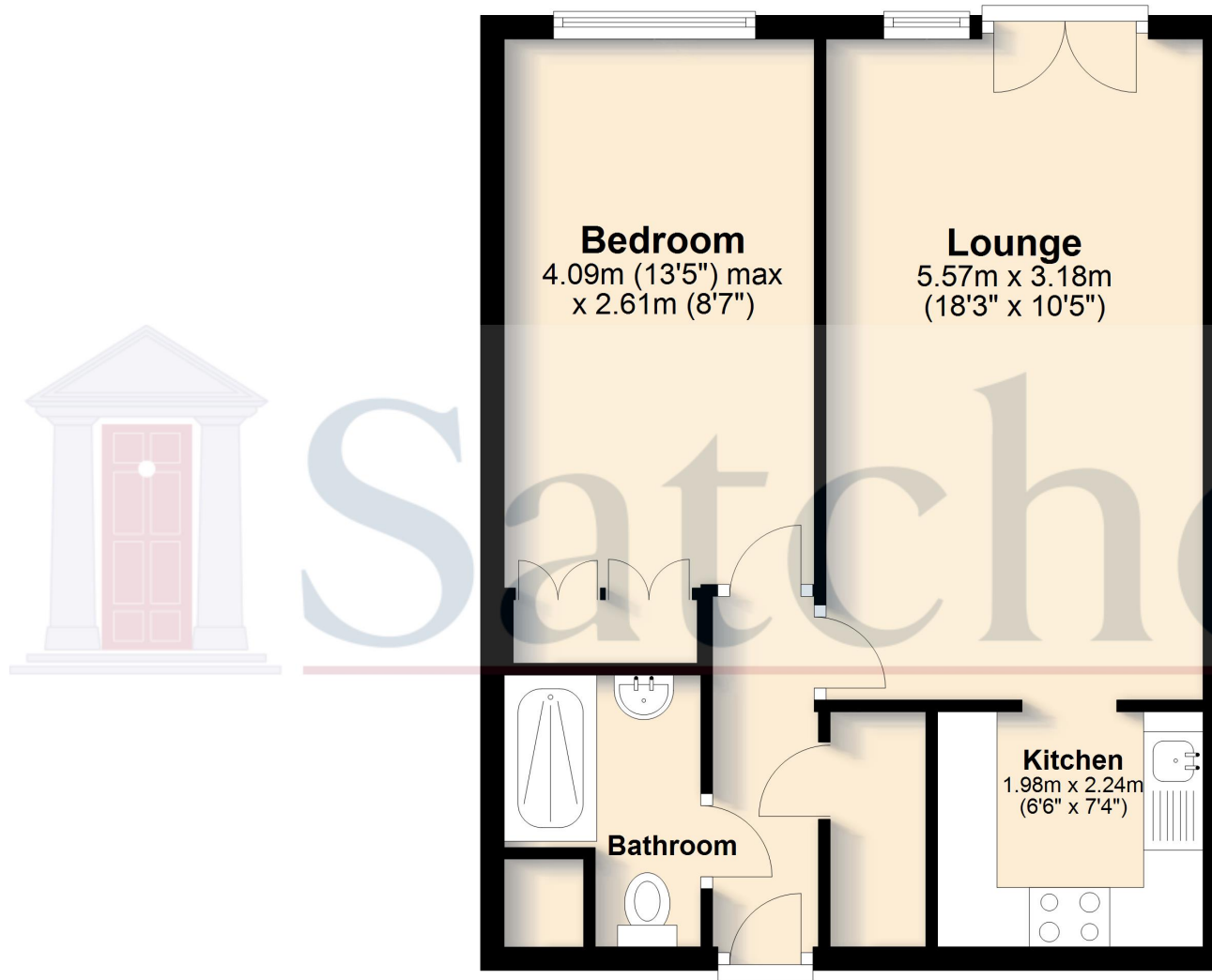
Draft details yet to be approved by the vendor and may be subject to change.



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.



## Second 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.