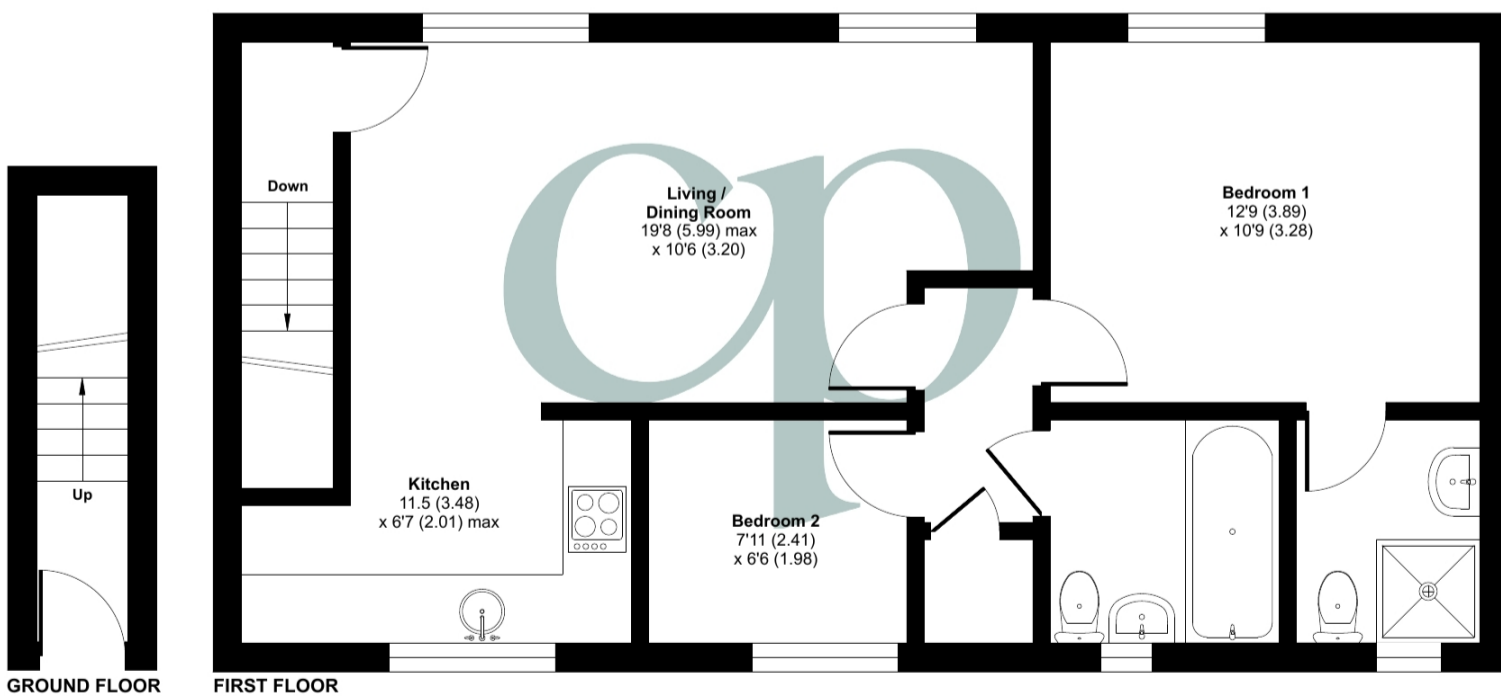




Approximate Area = 665 sq ft / 61.7 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1126260

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

This well presented two bedroom first floor maisonette with private entrance is an ideal first time buy or investment opportunity with \*132 years remaining on the lease and approx rental income of £1,000 pcm.

- Redecorated throughout with new carpets and flooring
- Spacious 19ft living room opening to separate kitchen area
- Main bedroom with en-suite shower room
- Allocated parking space
- Close to local shops and amenities
- Short drive to the bustling town of Hitchin with many shops, bars and restaurants and Arlessey station with direct rail links into London

#### GROUND FLOOR

##### Entrance

Private entrance door with external light, stairs rising to the apartment.

#### FIRST FLOOR

##### Entrance Hall

Door into:

##### Living/Dining Room

19' 8" (max) x 10' 6" (5.99m x 3.20m)  
Two double glazed windows to rear.  
Two radiators. Door into inner hall.  
Opening to:

##### Kitchen

11' 5" x 6' 7" (max) (3.48m x 2.01m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted oven and gas hob with stainless steel extractor hood over. Wood effect flooring. Cupboard housing wall mounted gas boiler. Double glazed window to front.

##### Inner Hall

Storage cupboard. Doors into both bedrooms and bathroom.

##### Bedroom 1

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed window to rear. Radiator. Door into:

##### En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and pedestal wash hand basin with tiled splashback. Extractor fan. Obscure double glazed window to front.

##### Bedroom 2

7' 11" x 6' 6" (2.41m x 1.98m) Double glazed window to front. Radiator.

##### Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin and low level wc. Extractor fan. Partially tiled walls. Obscure double glazed window to front.

#### OUTSIDE

##### Parking

Allocated parking space.

##### Agent Note:

The vendor informs us of the below:

\*Lease: 150 years from July 2006 (132 year remaining).  
Service Charge: £1,194 per annum.  
Ground Rent: £200 per annum (£100 payable every 6 months).

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

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

