



Hitchin Road, Henlow Camp, Bedfordshire. SG16 6DP







## Offers in Excess of £180,000

**\*\* OPEN HOUSE 13TH JULY 2024\*\***

Satchells are delighted to be marketing this stunning 2 bedroom modernised flat in the ever so popular Henlow camp area. This property would be the perfect first time buy or investment opportunity so please don't hesitate to add your name to the open house on Saturday 13th July 2024!

- Two bedroom apartment
- Open plan living
- Close to town and schools
- Excellent condition throughout
- Double glazed throughout
- First time buyers
- Storage cupboards
- Newly renovated bathroom
- Excellent location
- EPC rating E. Council tax band A

**General Description:****Lobby:**

Wooden flooring. Panelled walls. Spotlight. Leads into:

**Lounge;**

Abt. 15' 8" x 12' 3" (4.78m x 3.73m) Wooden flooring throughout. Upvc double glazed window to front.

**Kitchen:**

Selection of wall and base units. Electric hob and oven. Plumbing and space for dishwasher and washing machine. Space for fridge/freezer. Extractor fan. Partly tiled. Spotlights.

**Bedroom Two:**

Abt. 15' 5" x 7' 9" (4.70m x 2.36m) Uvpc double glazed window to rear. Spotlights. Carpet as fitted.

**Bedroom One:**

Abt. 15' 5" x 7' 9" (4.70m x 2.36m) Uvpc double glazed window to rear. Spotlights. Carpet as fitted.

**Bathroom:**

Uvpc obscure window to rear. Suite comprising bath, glass shower panel and shower. vanity unit sink. with splash back. and WC. Tiled flooring.

**Outside:****Storage and Parking:**

Area for storage on the ground floor. Parking is free however it is not allocated. Shed.

**Additional Information:****Lease and Charges:**

Lease - To be confirmed

Peppercorn ground rent

No service charges.

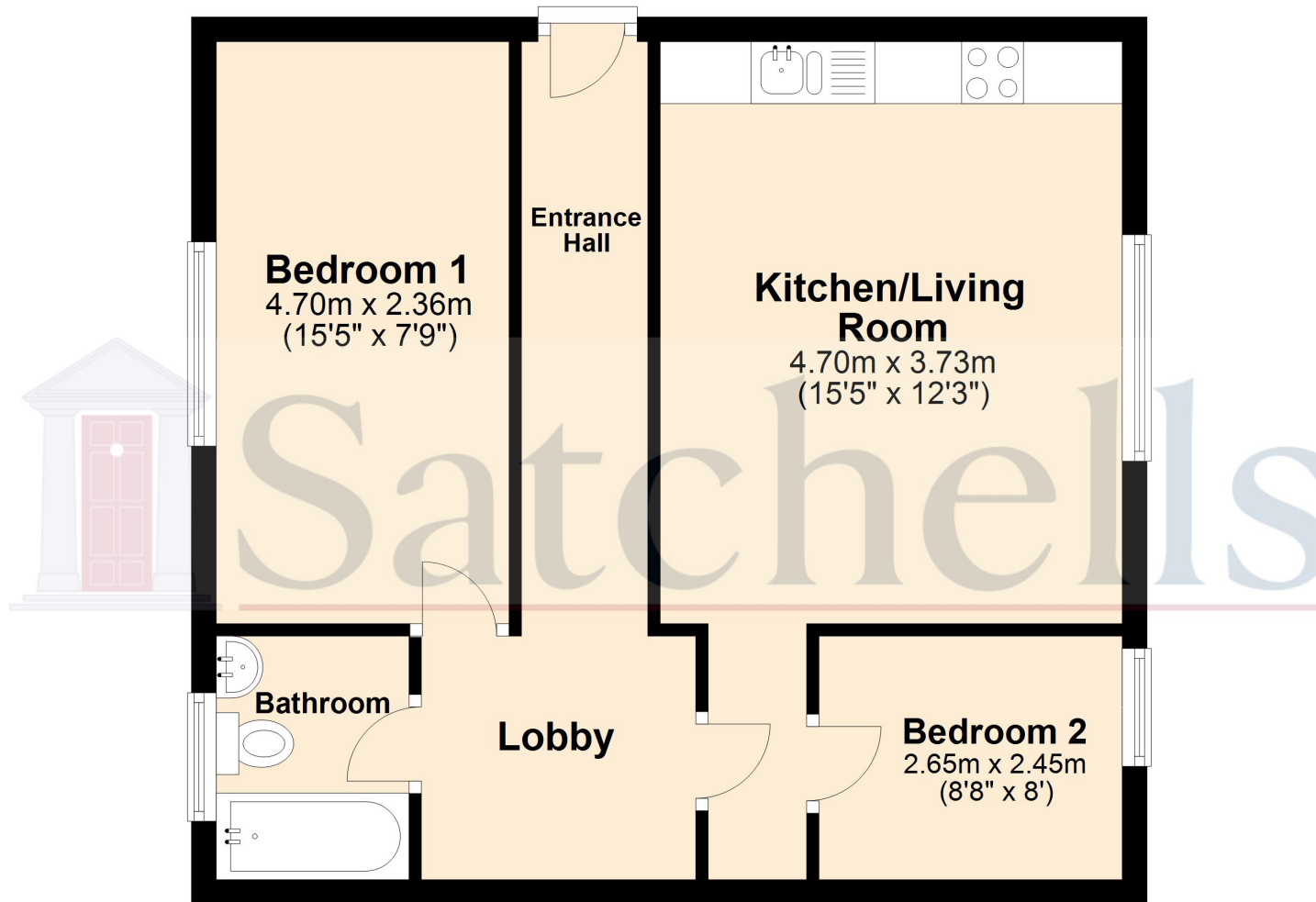
**Agents Note:**

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.

# Ground 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.