



Millstream Close, Hitchin, Hertfordshire. SG4 0DA







## 1 Bedroom Apartment

### Guide Price £155,000 Leasehold

Offered to the market CHAIN FREE is this first floor one bedroom apartment within approximately a 0.8 mile walk to Hitchin mainline railway station.

The apartment comprises entrance hall, open plan living/dining room with fitted kitchen, one double bedroom and bathroom. Externally are well maintained communal grounds with adequate parking. Further benefits include a security entry system and recently extended lease.

- First floor apartment
- One double bedroom
- Open plan living
- Kitchen
- Bathroom
- Allocated parking space
- Ground rent £300 per annum
- EPC rating B. Council tax band B

## **Ground Floor**

### **Communal Entrance:**

Entry is gained via a security door. Take stairs to first floor.

## **First Floor**

### **Front Door:**

Strip glazed front door.

### **Entrance Hall:**

Security entry phone. Large storage cupboard. Carpet as fitted.

### **Lounge:**

Abt. 13' 4" x 9' 2" (4.06m x 2.79m) Double glazed window to rear. Television point. Airing cupboard. Carpet as fitted.

### **Kitchen:**

Abt. 8' 2" x 6' 11" (2.49m x 2.11m) Fitted with a range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Electric cooker point. Plumbing for automatic washing machine. Tiled splashback area. Extractor fan. Vinyl flooring.

### **Bedroom:**

Abt. 10' 8" x 7' 10" (3.25m x 2.39m) Double glazed window to rear. Built in double wardrobe. Carpet as fitted.

## **Bathroom:**

A white suite comprising panelled bath with mixer taps and electric shower over. Pedestal wash hand basin and low level wc. Part tiled walls. Extractor fan. Vinyl flooring.

## **Outside**

### **Parking:**

Ample parking for residents and visitors.

### **Communal Gardens:**

Well maintained communal gardens to front and rear.

### **Lease Details:**

Service charge approx £1,300 per annum

Ground rent approx £300 per annum

121 years remaining on the lease.

### **Agents Note:**

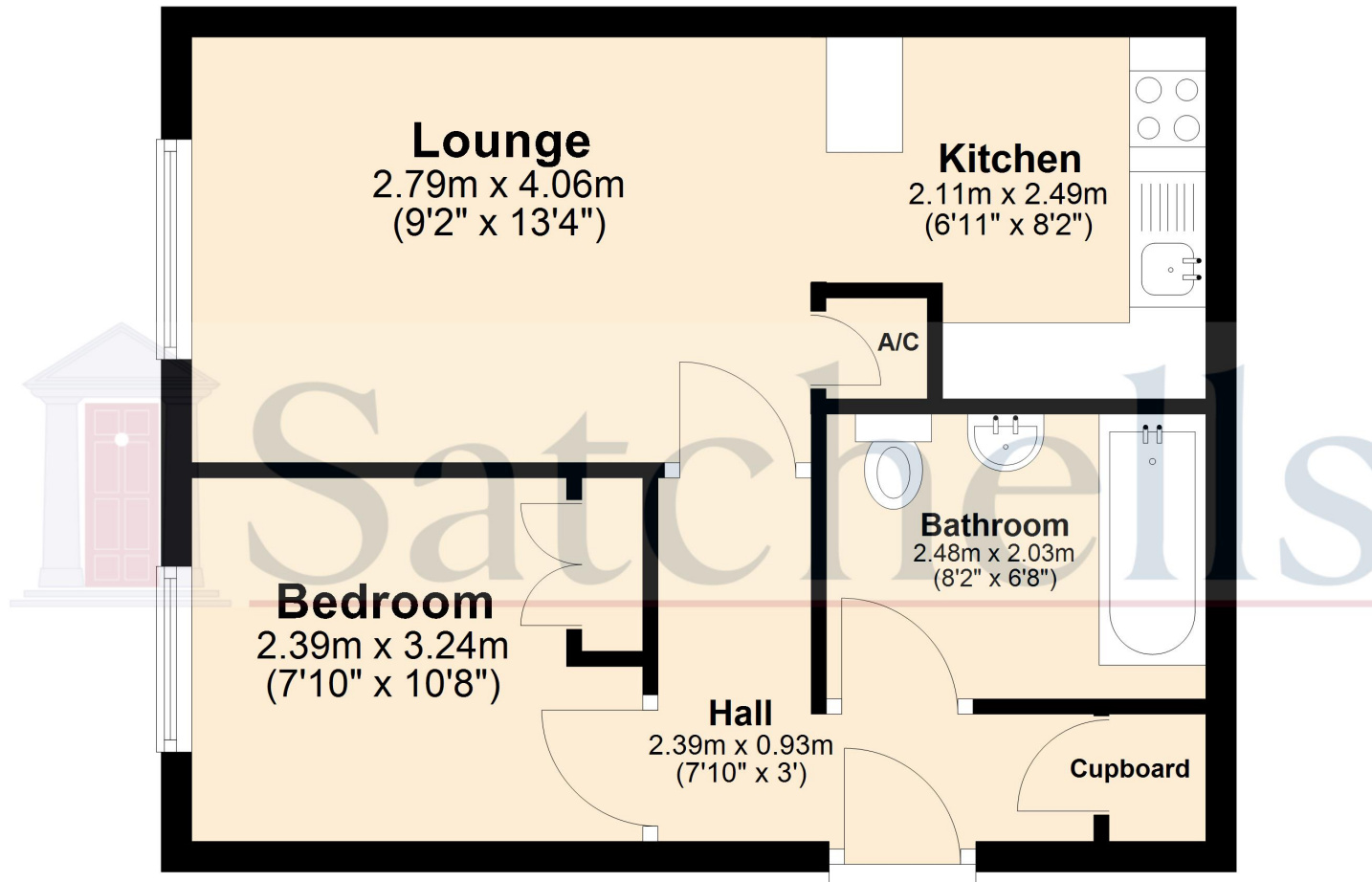
Draft particulars yet to be approved by the vendor and may be subject to change.



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.