



Cadwell Green, Cadwell Lane, Hitchin, Hertfordshire. SG4 0AE

Satchells



## 1 Bedroom Apartment

### Guide Price £130,000 Leasehold

Offered to the market CHAIN FREE, this one-bedroom apartment is ideally situated on the top floor of a well-maintained residential block, the building is accessed via a secure entry system. Outside is allocated residents parking and a communal garden.

- One bedroom apartment
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)
- 1.0 mile, 19 min walk to the town centre (as per Google Maps)
- Allocated residents parking
- Modern fitted kitchen and bathroom
- Chain free
- Top Floor apartment
- Remaining years on lease: 80/79 years TBC
- EPC rating C. Council tax band B

### Top Floor

#### Kitchen/Living Room:

Abt. 22' 0" x 14' 2" (6.71m x 4.32m) The open plan kitchen/living room is generous in size with a large window at the living end. A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Electric hob, oven and extractor hood. Integrated fridge/freezer.

#### Bedroom:

Abt. 13' 8" x 12' 3" (4.17m x 3.73m) Fitted wardrobes. window to the front. Carpet as fitted.

#### Bathroom:

A white suite comprising a panelled bath and shower over, pedestal wash hand basin and low level WC. Heated towel rail.

#### Additional Information

##### Lease:

Remaining years on lease: 80/79 years TBC

Service charge: TBC

Ground rent: TBC

##### Agents Note:

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

##### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per

property, payable by the applicant/s.

##### Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: B

Council tax payable: TBC

Length of lease: TBC

Ground Rent details: TBC

Service charge Details: TBC

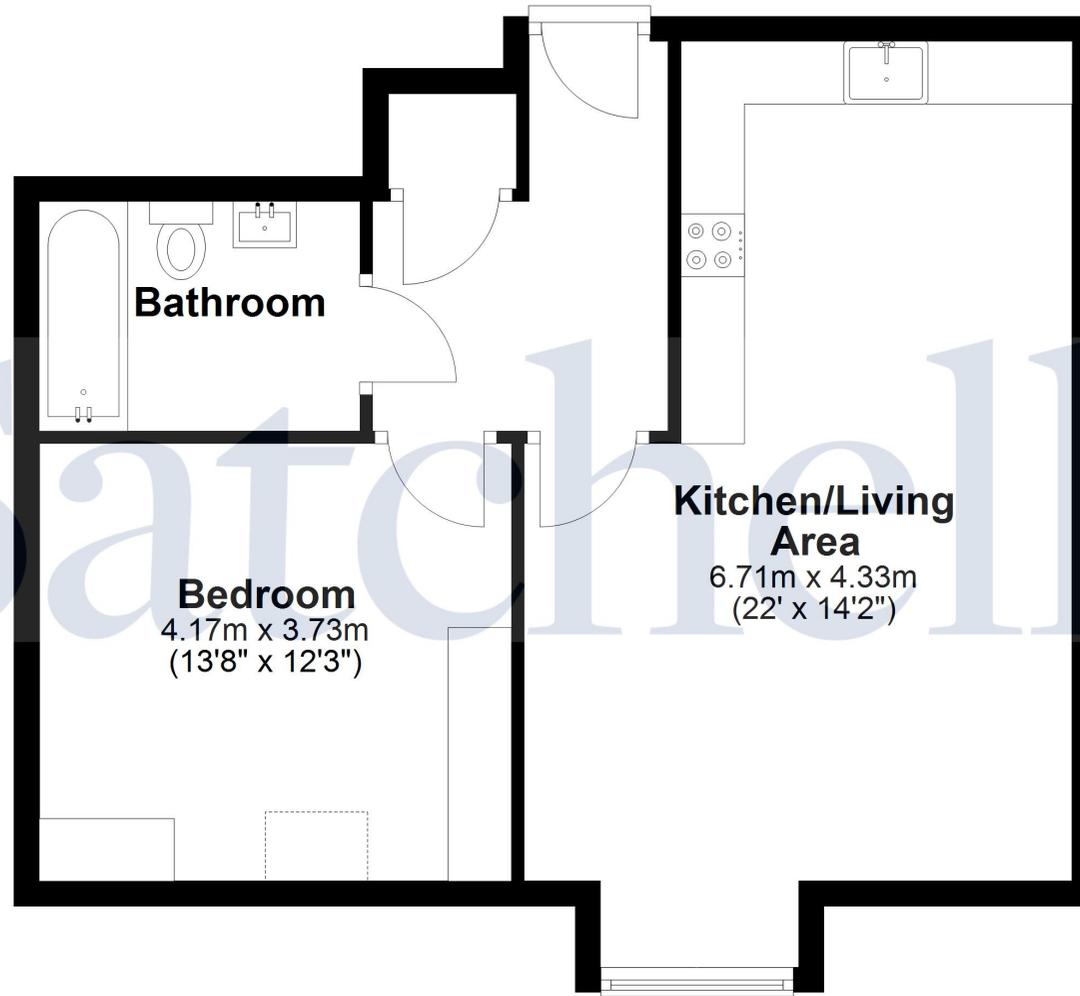
For further material information please contact the office marketing this property.



These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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.

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## Ground Floor



For illustration 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.