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

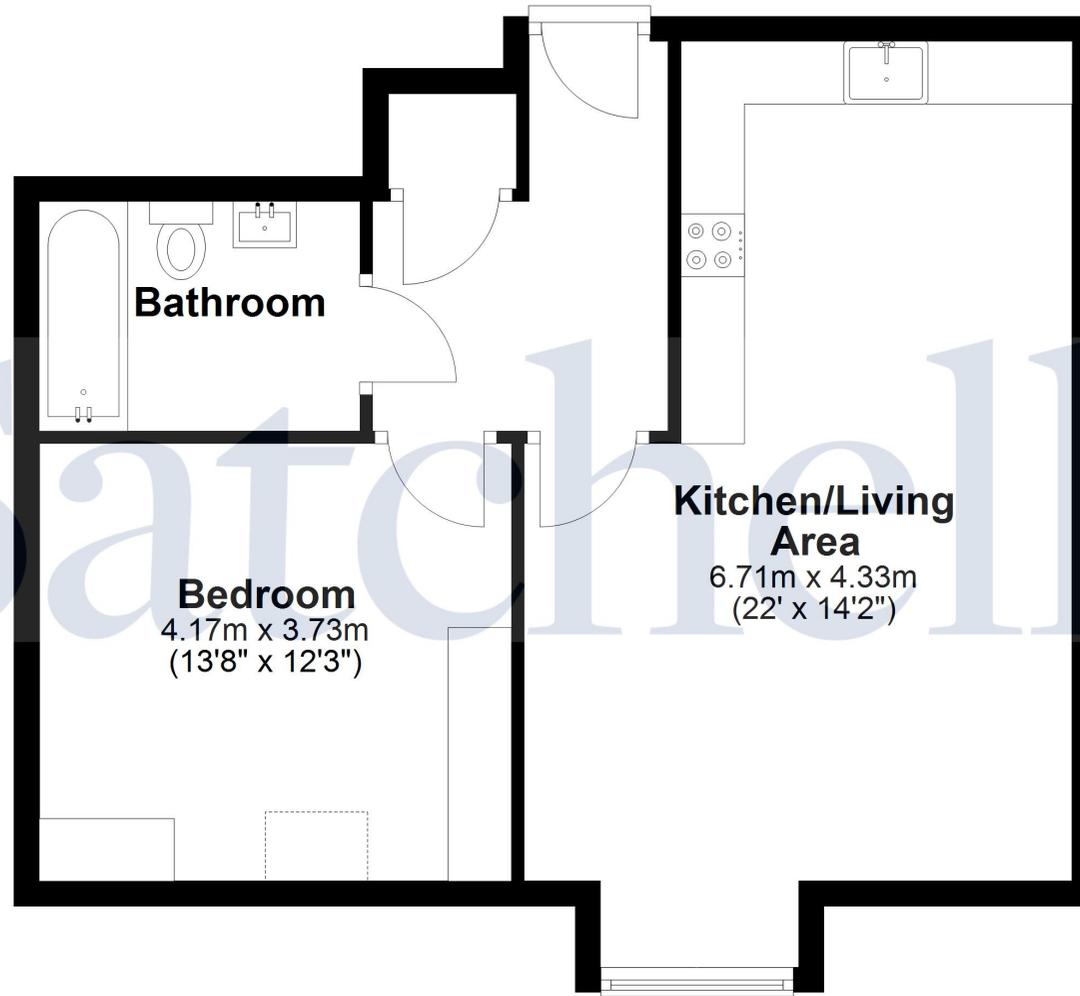For further material information please contact the office marketing this property.

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Ground Floor

Bathroom

Kitchen/Living Area
6.71m x 4.33m
(22' x 14'2")

Bedroom
4.17m x 3.73m
(13'8" x 12'3")

For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors,windows,appliances and other feautres are approximate.
Plan produced using PlanUp.