



Whinbush Road, Hitchin, Hertfordshire. SG5 1PG







# 1 Bedroom Studio Flat

## Guide Price £175,000 Leasehold

Offered for sale CHAIN FREE is this well presented studio flat that is ideally located within short walking distance to both Hitchin town centre and train station. Further benefits include resident parking and communal garden.

The accommodation is accessed through a secure main entrance and is positioned on the first floor. Inside the property offers a fitted kitchen, spacious living room/bedroom and three piece family bathroom. Externally there is a communal garden that overlooks a small brook and residents parking with visitors spaces. For more information and your appointment to view then please call Satchells today.

- Chain free
- Studio flat
- First floor
- Fitted kitchen
- Three piece bathroom
- Residents parking
- Short walk to both Hitchin town & train station
- Approx 100 years remaining on the lease
- Service charge approx. £45 per month
- Awaiting EPC. Council tax band A

## Ground Floor

### Main Entrance:

Main door accessed via code. Stairs to first floor.

## First Floor

### Kitchen:

Abt. 9' 7" x 6' 11" (2.92m x 2.11m) A fitted kitchen with double glazed window to rear overlooking the communal garden and brook. Single stainless steel sink with drainer. Space for oven, washing machine and fridge/freezer. Tiled splashback. Tiled flooring.

### Living Room/Bedroom:

Abt. 16' 11" x 11' 2" (5.16m x 3.40m) A bright space with built in storage and pull down double bed. Radiator. Double glazed window to rear. Laminate flooring.

### Bathroom:

A three piece suite comprising pedestal hand wash basin, low level wc

and panelled bath with shower over. Part tiles walls. Glass shower screen. Wall mounted heater. Tiler splashback. Tiled flooring.

## Outside

### Front Garden:

Outside the property offers allocated parking along with visitor spaces. The property is ideally located within short walking distance of both Hitchin town and train station.

### Communal Grounds:

A sunny area with well established lawn that over looks a small brook.

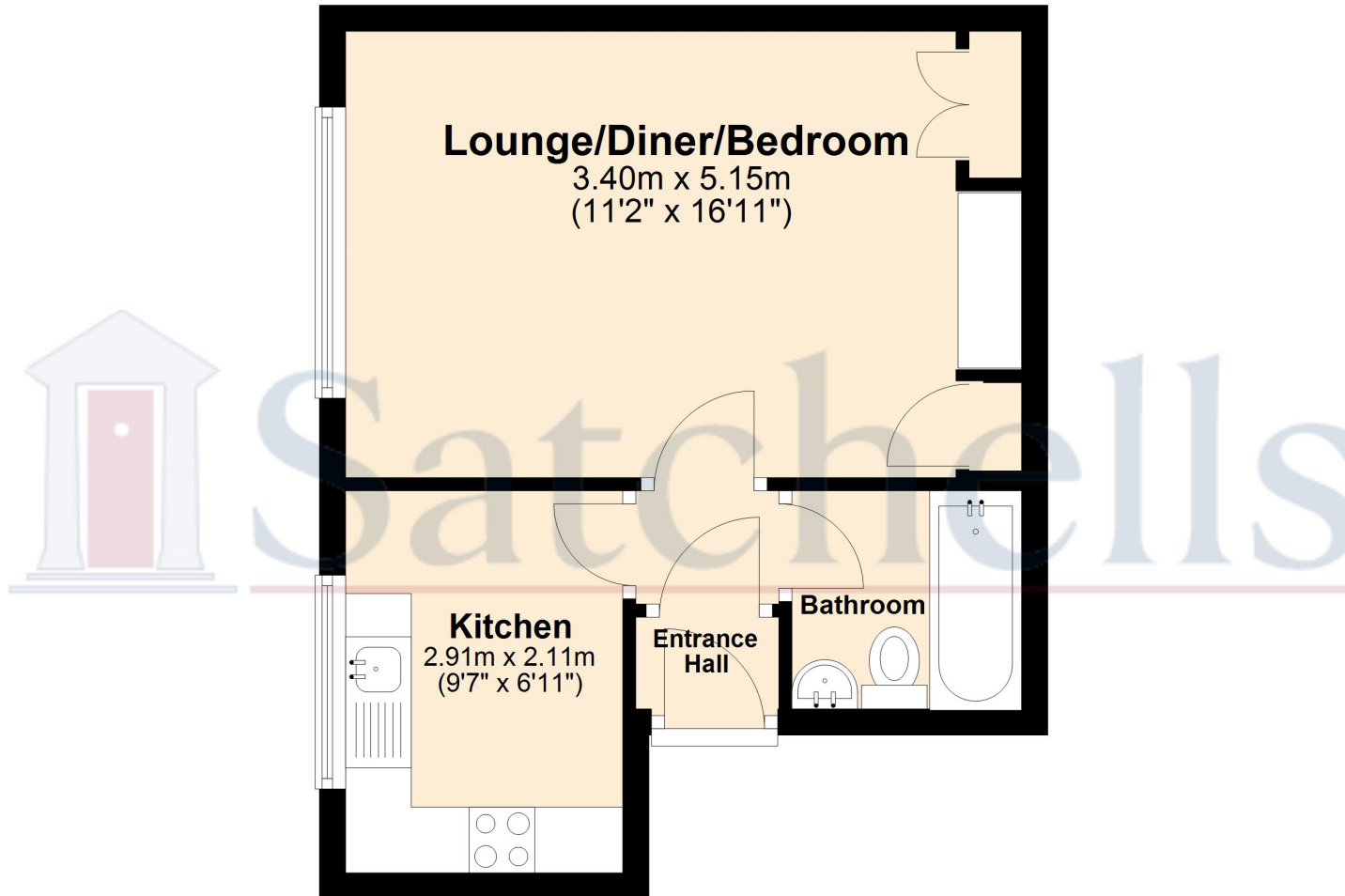
### Agents Note:

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.