



4a Milestone Road, Hitchin, Hertfordshire. SG5 2SZ

| Satchells



## 2 Bedroom

### Ground Floor Maisonette

#### Guide Price £242,500 Share of Freehold

Located on the outskirts of Hitchin, is this spacious ground floor apartment that is offered to the market CHAIN FREE!

The internal accommodation comprises entrance hall, a light and airy living room, a kitchen with integrated appliances, and a modern family bathroom. Two good size bedrooms with bi-fold doors into the spacious private garden. Further benefits include a private garden, double glazing, two allocated parking spaces, no road restrictions and a new 999 year lease. A fantastic apartment that must be viewed.

- Beautifully present ground floor maisonette
- Two good size bedrooms
- Light and airy living room
- Bi-fold doors
- Contemporary fitted kitchen
- Private garden
- Double glazing
- Allocated parking for two cars
- Chain Free
- EPC rating C. Council tax band A

## **Ground Floor**

### **Front Door:**

Composite double glazed front door.

### **Entrance Hall:**

Storage cupboard. Radiator. Carpet as fitted. Doors to living room and kitchen.

### **Living Room:**

Abt. 13' 6" x 12' 5" (4.11m x 3.77m) A spacious living room with double glazed window to front. Television point. Contemporary vertical radiator. Carpet as fitted.

### **Kitchen:**

Abt. 8' 3" x 8' 11" (2.52m x 2.71m) A modern fitted kitchen comprising a good range of eye and base level 'High Gloss' units with ample worktops. Single drainer stainless steel sink unit. Built-in induction hob, eye level double electric oven and extractor hood. Integrated dishwasher and fridge/freezer. Plumbing for automatic washing machine. Wall mounted gas boiler. Part tiled walls. Double glazed window to side. Inset ceiling lights. Amtico flooring.

## **Bathroom:**

A white three piece suite comprising a 'P' shaped shower bath with mixer tap, rainfall shower over and glass screen, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Extractor fan. Heated towel rail. Inset ceiling lights. Tiled flooring.

## **Bedroom One:**

Abt. 10' 2" x 9' 11" (3.03m x 3.10m) A light and airy bedroom with bi-fold doors leading out to the rear garden. Television point. Radiator. Carpet as fitted.

## **Bedroom Two:**

Abt. 9' 10" x 8' 5" (2.99m x 2.56m) Double glazed window to rear. Television point. Contemporary vertical radiator. Carpet as fitted.

## **Outside**

### **Rear Garden:**

A private and enclosed rear garden with a paved patio area leading to an established lawn. Gated side access.

### **Parking:**

A block paved frontage provides off road parking for two cars.

## Additional Information

### Lease Details:

Lease term: There will be a brand new lease in place of 999 years.

Ground Rent/Service Charge: N/A

### Agents Note:

Draft particulars yet to be approved by vendor and may be 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.

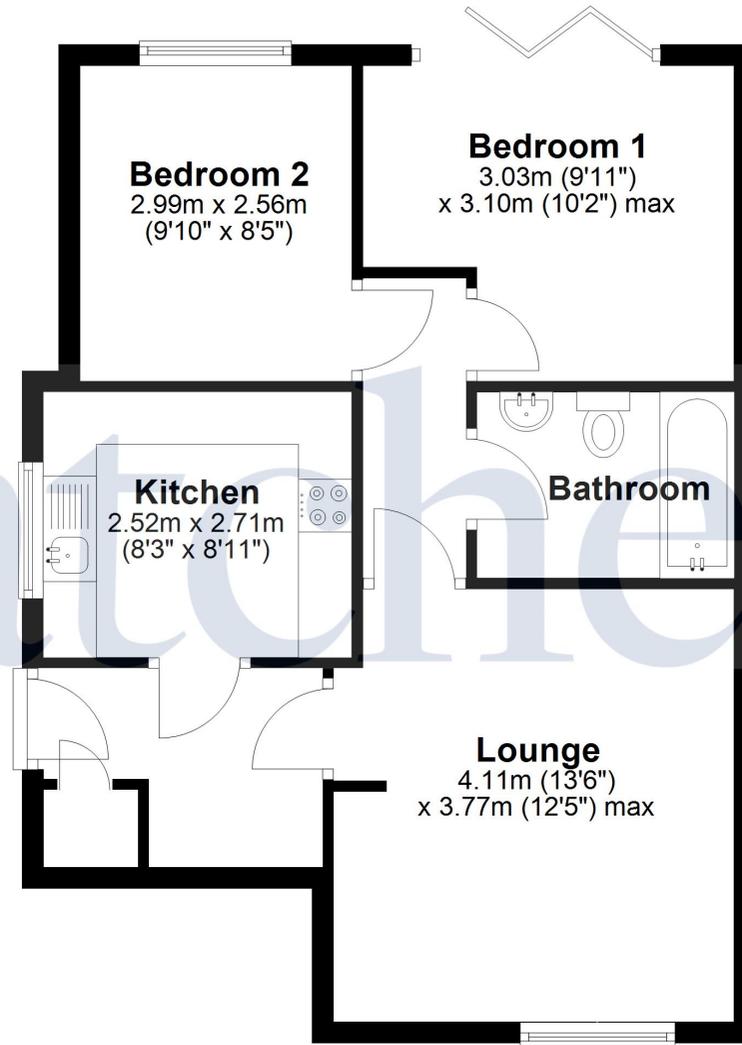




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## Ground Floor



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.