



High Street, Stotfold, Hitchin, Hertfordshire. SG5 4LL



Satchells



## 2 Bedroom Apartment

### £299,000 Leasehold

This extremely spacious and fully refurbished first floor two bedroom apartment measures approximately 829 sq ft, comes with a new 999 year lease and is located in the centre of Stotfold within walking distance of all local amenities.

The accommodation has a modern feel with a light and airy open plan kitchen/dining/living room. The kitchen area is newly fitted and benefits from integrated appliances. There are two good size bedrooms with the master boasting a newly fitted en-suite shower room. The main bathroom has also just been refitted. This apartment also has good storage space, double glazing and gas central heating, whilst externally is off road parking.



- Refurbished first floor apartment
- Incredibly spacious at 829sq ft
- Two bedrooms
- En-suite to bedroom one
- Refitted bathroom
- Modern open plan kitchen/dining/living room
- Off road parking
- New 999 year lease
- Ground rent £nil. Service charge approx £100p/m
- EPC rating E. Council tax band B

**Ground Floor**  
**Entrance Hall:**

Stairs to first floor.

**First Floor**  
**Landing:**

Radiator. Airing cupboard housing gas boiler. Double glazed window to side. Loft access. Wood effect flooring.

**Open Plan Living/Dining/Kitchen:**

Overall size Abt. 23' 10" x 19' 10" (7.26m x 6.05m) A large open plan space with twin aspect double glazed windows to front. Radiator. Television point. Telephone point. Wood effect flooring.

The kitchen area has been refitted and comprises a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer and washer dryer. Double glazed window to side. Inset ceiling. Wood effect flooring.

**Bedroom One:**

Abt. 15' 11" x 10' 9" (4.85m x 3.28m) Dual aspect double glazed windows to side and rear. Radiator. Wood effect flooring.

**En-Suite:**

A white suite comprising a fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Half tiled walls. Heated towel rail. Double glazed window to side. Extractor fan. Inset ceiling light. Tiled flooring.

**Bedroom Two:**

Abt. 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window to side. Radiator. Wood effect flooring.

**Bathroom:**

A refitted white suite comprising panelled bath with mixer tap, shower attachment, rainfall shower and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Fully tiled walls and flooring.

**Outside:**

**Parking:**

There is allocated off road parking.



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.

## Ground 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.