



Tudor Court

Hitchin,
Hertfordshire, SG5 2BE
Guide Price £325,000

country
properties

A well presented and spacious two bedroom ground floor apartment located in this highly sought-after private development. Due to lease constrictions all properties are owner occupied and no subletting or pets are allowed. The apartment benefits from a spacious kitchen, separate living/dining room, an allocated garage and well maintained communal gardens.

- Two bedroom ground floor apartment
- Spacious living/dining room
- Re-fitted kitchen and bathroom
- Garage en bloc
- Share of freehold
- 0.6 mile, 13 mins walk to Hitchin town centre (via Google maps)
- 1.4 mile, 29 min walk to Hitchin train station (as per Google maps)

Ground Floor

Communal Entrance Hall

Stairs to all floors

Entrance Hall

Storage cupboard. Doors to

Living Room

Window to side. Door to internal hallway.

Kitchen

A range of floor and wall mounted units with worktop over. Inset one and a half bowl sink with mixer tap. Integrated washing machine and electric oven with four ring hob and extractor over. Space and services for fridge/freezer and tumble dryer. Window to side. Folding door to internal hallway.

Internal Hallway

Storage cupboard. Doors to

Principal Bedroom

Built in wardrobes. Window to side.

Bedroom Two

Storage cupboard. Window to side.

Family Bathroom

White with chrome effect two piece suite comprising of shower cubicle, wash hand basin with vanity cupboard and W.C. Frosted window to side.

Outside

Garage

Allocated garage to rear of apartment block.

Communal Gardens

A mainly laid to lawn communal garden with some plants and shrubs.



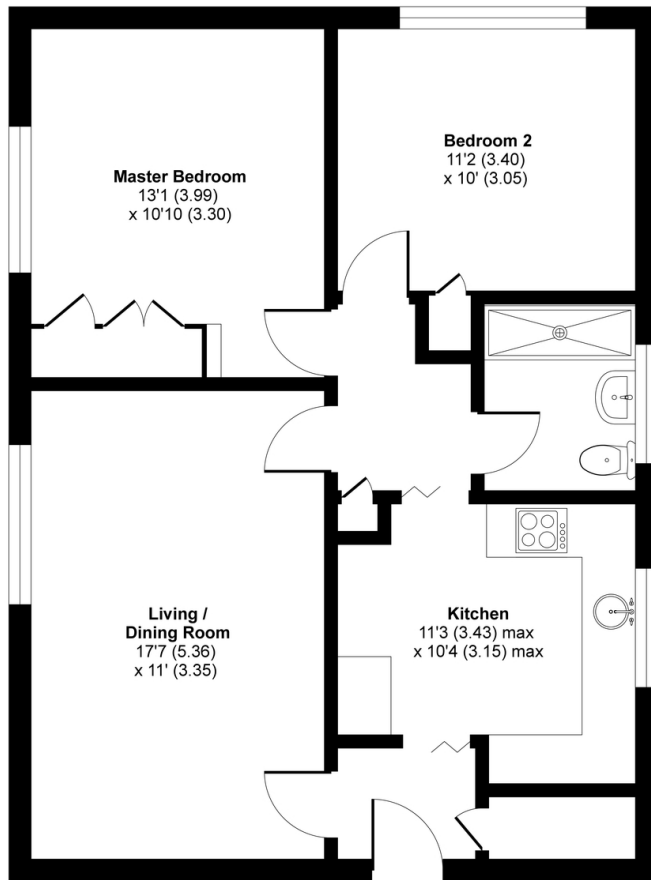
Lease Details

We have been advised by the vendor that the remaining lease on the property is 978 years. As the property is share of freehold there is only a peppercorn ground rent. The maintenance fee includes buildings insurance and also includes upkeep of communal areas and private parking areas, window cleaning and professional gardeners, this cost is £156 per month.

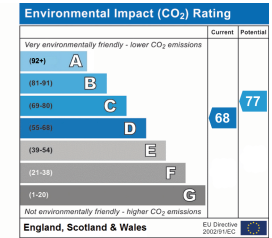
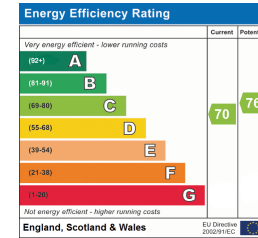


Approximate Area = 837 sq ft / 77.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 627992



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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