



Aspen Gardens, Stotfold, Hitchin, Hertfordshire. SG5 4RS

 **Satchells**



1 Bedroom Maisonette

£210,000 Leasehold

Early viewing is highly recommended on this beautifully presented ground floor maisonette with the additional benefits of a private rear garden and off-road parking.

Internally the spacious accommodation comprises entrance hall, a light and airy living room with French doors leading out to the rear garden, a fitted kitchen with integrated appliances, dual aspect double bedroom and a large bathroom. For further details and your appointment to view please contact Satchells Stotfold.



- Ground floor maisonette
- Private rear garden
- Off road parking
- Light and airy living room
- Fitted kitchen with integrated appliances
- Dual aspect double bedroom
- Spacious bathroom
- Lease term: 99 years from 25th March 2014
- Service charge: £65.91 per month
- Awaiting EPC. Council tax band B

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

A good sized entrance hall. Radiator. Large storage cupboard. Carpet as fitted.

Living Room:

Abt. 13' 0" x 12' 6" (3.96m x 3.81m) A light and airy lounge with double glazed French doors leading out to the private rear garden. Double glazed window to rear. Television point. Radiator. Carpet as fitted.

Kitchen:

Abt. 13' 0" x 5' 9" (3.96m x 1.75m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer and washer/dryer. Dual aspect double glazed windows to side and rear. Cupboard housing gas boiler. Extractor fan. Vinyl flooring.

**Bedroom One:**

Abt. 12' 5" narrowing to 8'9" x 13' 1" (3.78m narrowing to 2.67m x 3.99m) Dual aspect double glazed windows to front and side. Radiator. Carpet as fitted.

Bathroom:

Abt. 8' 7" x 5' 10" (2.62m x 1.78m) A white suite comprising panelled bath with thermostatic shower over and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Extractor fan. Vinyl flooring.

Outside:**Rear Garden:**

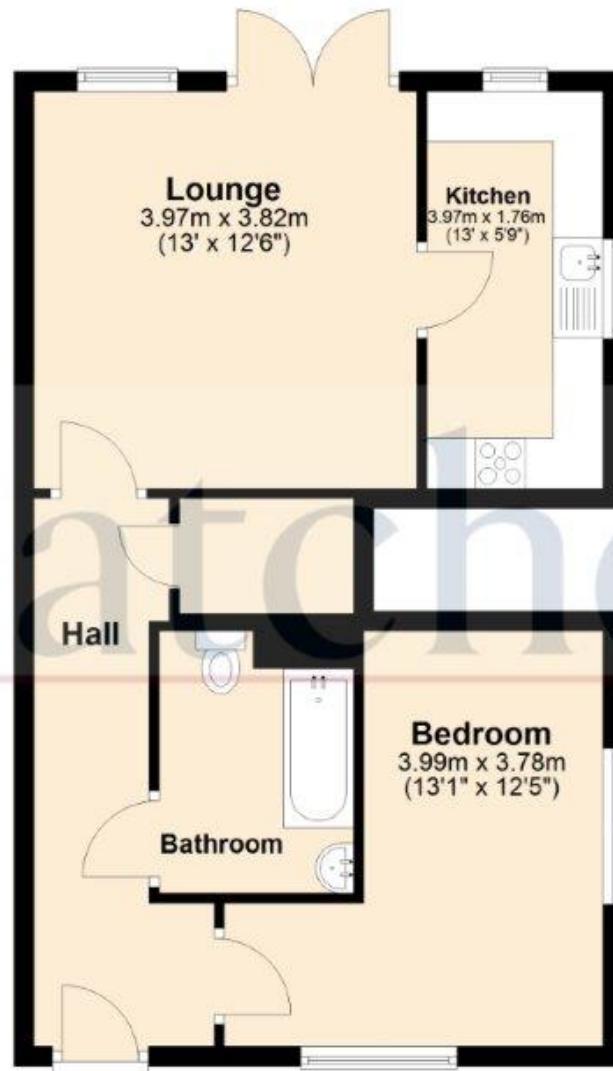
A private enclosed rear garden with a paved patio area and artificial lawn. Timber shed to remain. Decorative slate. Gated side access. Outside tap.

Parking:

An allocated off road parking space located to the rear.

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.

Satchells

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