



53 Harrison Close, Hitchin, Hertfordshire. SG4 9SG

 **Satchells**



# 2 Bedroom Retirement Property

## £425,000 Leasehold

This is a rare chance to acquire a two bedroom retirement property set within the popular Harrison Court development on the edge of Hitchin town centre.

The accommodation is of a good size and comprises entrance porch, living room, inner hallway, dining room, fitted kitchen and shower room to the ground floor, with two double bedrooms and a bathroom on the first floor. There is direct access to the communal gardens from the dining room and the positioning of this particular property allows for a private patio and lawn area. Situated within easy access of the town centre and railway station this retirement house is extremely rare and offers independent living with the reassuring comforts from Careline, communal areas, development manager and like minded neighbours.



- Rarely available retirement property
- Walking distance to Hitchin town centre
- Two double bedrooms
- Two bathrooms
- Two reception rooms
- Fitted kitchen with integrated appliances
- Direct access to garden
- Residents and visitor parking
- Chain free
- EPC rating D. Council tax band C

**Ground Floor****Front Door:**

Timber front door.

**Entrance Porch:**

Coved ceiling. Carpet as fitted. Door to living room.

**Living Room:**

Abt. 13' 8" x 12' 3" (4.17m x 3.73m) Double glazed window to front. Television point. Telephone point. Wall mounted electric night storage heater. Coved ceiling. Carpet as fitted.

**Inner Hallway:**

Stairs to first floor with cupboard under. Wall mounted electric night storage heater. Coved ceiling. Carpet as fitted.

**Dining Room:**

Abt. 10' 8" x 6' 9" (3.25m x 2.06m) Double glazed door and window to a private patio area and communal garden. Telephone point. Wall mounted electric night storage heater. Coved ceiling. Carpet as fitted.

**Kitchen:**

Abt. 10' 8" x 6' 7" (3.25m x 2.01m) A well appointed kitchen comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in induction hob and electric oven. Integrated fridge/freezer and washing machine. Double glazed window to rear. Coved ceiling. Vinyl flooring.

**Shower Room:**

A three piece suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Tiled splashback area. Heated towel rail. Wall mounted electric fan heater. Extractor fan. Coved ceiling. Carpet as fitted.

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

Loft access. Airing cupboard. Wall mounted electric night storage heater. Coved ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 11' 6" to face of wardrobe x 12' 7" into bay (3.51m x 3.84m) Double glazed bay window to front. A range of fitted wardrobes with sliding mirror doors. Electric radiator. Coved ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 13' 7" x 7' 8" (4.14m x 2.34m) Double glazed window to rear. Built in wardrobe. Wall mounted electric radiator. Coved ceiling. Carpet as fitted.

**Bathroom:**

A three piece suite comprising panelled bath, pedestal wash hand basin and low level wc. Fully tiled walls. Heated towel rail. Extractor fan. Wall mounted electric fan heater. Coved ceiling. Vinyl flooring.

**Outside****Garden:**

Small patio area and lawn directly to the rear of the property leading through to the communal gardens.

**Parking:**

Residents and visitors parking to the front.

**ADDITIONAL INFORMATION:****Lease Details:**

We are advised of the following:

Lease Term: 159 years from 25th December 1989

Ground Rent: Approximately £234.16 per annum

Service Charge: Approximately £2,371.05 per annum

**Agents Note:**

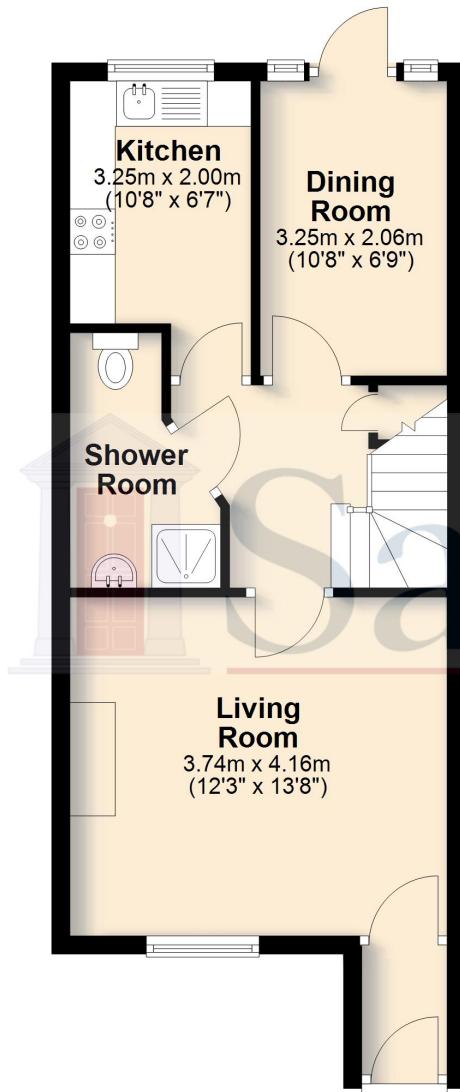
Draft particulars yet to be approved by the vendor and may be subject to change.



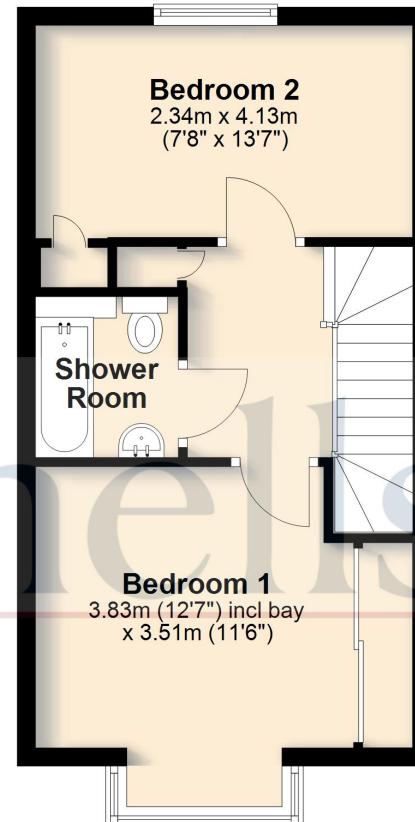


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## Ground Floor



## First 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.