



The Heights, Hitchin Road, Stotfold, Hitchin, Hertfordshire. SG5 4HP





1 Bedroom Apartment

£215,000 Share of Freehold

A beautifully presented CHAIN FREE first floor apartment that was built in 2019 and still benefits from approximately 4 years remaining on the NHBC Warranty.

The spacious accommodation has a contemporary feel with a large open plan kitchen/dining/living room with Juliet balcony, the kitchen area benefitting from integrated appliances to include fridge/freezer, washer dryer, dishwasher, oven, hob and extractor hood. There is also a good size double bedroom and bathroom. Further benefits include gas central heating, double glazing, an allocated parking space and additional visitors parking. A fantastic apartment that must be viewed.

- Immaculate first floor apartment
- Contemporary open plan living space with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Light and airy living/dining area
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Allocated parking space
- EPC rating B. Council tax band A

Ground Floor:**Communal Entrance:**

Entry is gained via a security entry system. Take the stairs to the first floor.

FIRST FLOOR:**Front Door:**

A timber front door.

Entrance Hall:

Security entry phone. Radiator. Large storage cupboard. Inset ceiling lights. Luxury vinyl tile flooring.

Open Plan Kitchen/Living/Room:

Abt. 15' 2" x 14' 1" (4.62m x 4.29m) overall measurements.

A modern open plan living space with double glazed French doors opening out to a Juliet balcony. Television point. Radiator. The kitchen area is well fitted and comprises a comprehensive range of eye and base level units with ample work surfaces. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washer/dryer and dishwasher. Inset ceiling lights. Luxury vinyl tiled flooring.

Bedroom:

Abt. 15' 2" x 9' 6" (4.62m x 2.90m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and a glass screen, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Luxury vinyl tile flooring.

Outside:**Parking:**

Allocated parking space plus additional visitors parking.

Additional Information:**Lease Details:**

Share of Freehold

Lease Term: Approximately 993 years remaining

Service Charge: Approximately £1,800 per annum

Agents Note:

Draft details yet to be approved by the 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.

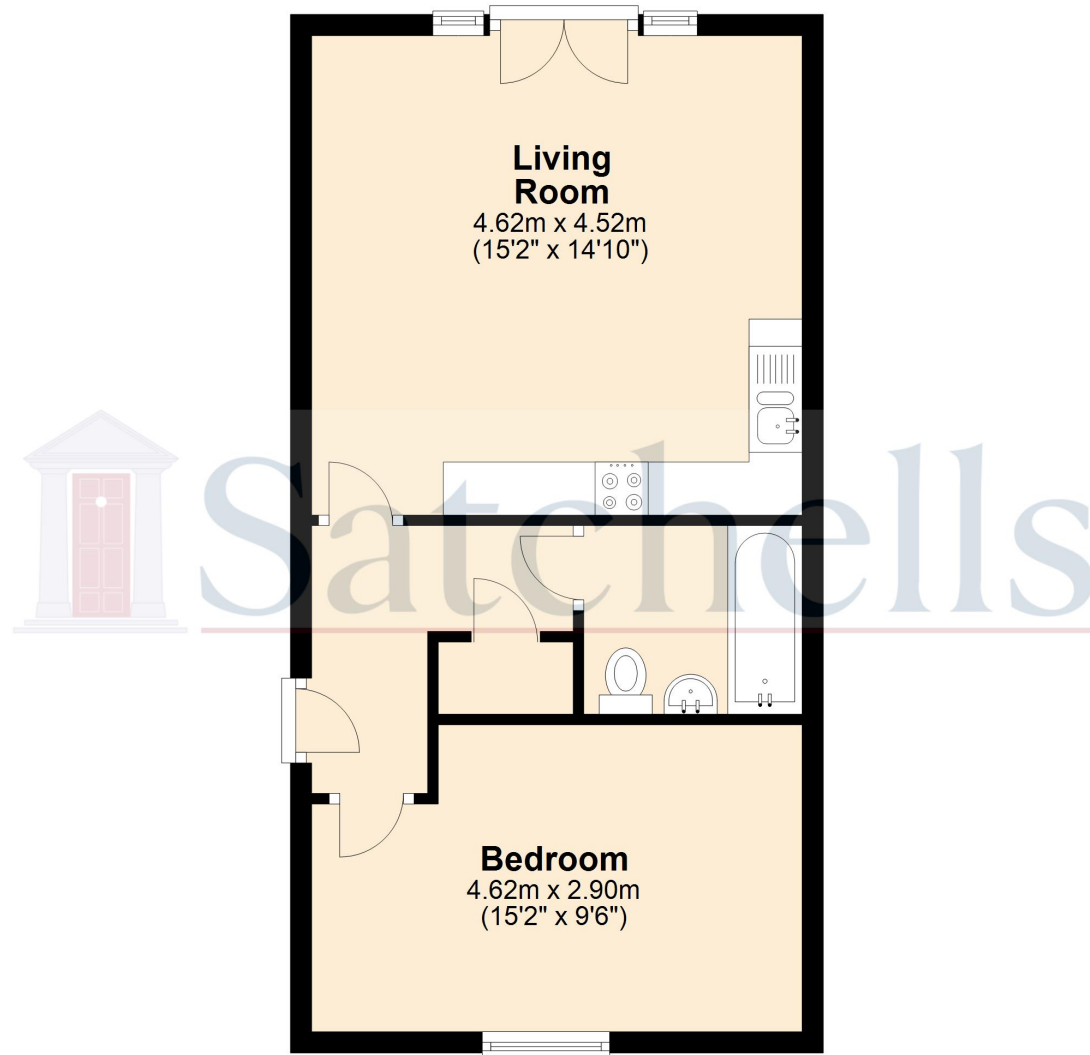




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First Floor



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.