



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





1 Bedroom Apartment

£225,000 Share of Freehold

A beautifully presented 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, 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
- Fully fitted kitchen with integrated appliances
- Light and airy lounge/dining area
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Allocated parking space
- EPC rating C. 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. Luxury vinyl tile flooring.

Kitchen/Dining/Living Room:

Abt. 27' 2" x 10' 9" (8.28m x 3.28m) overall measurements. A large open plan living space.

The kitchen area is fully fitted and comprises a comprehensive range of eye and base level units with ample work surfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washer/dryer and dishwasher. Inset ceiling lights. Luxury vinyl tile flooring.

The living area has a double glazed window to rear, two radiators and a television point. Luxury vinyl tile flooring.

Bedroom:

Abt. 13' 5" x 9' 9" (4.09m x 2.97m) A good size double bedroom. Double glazed window to rear. 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:

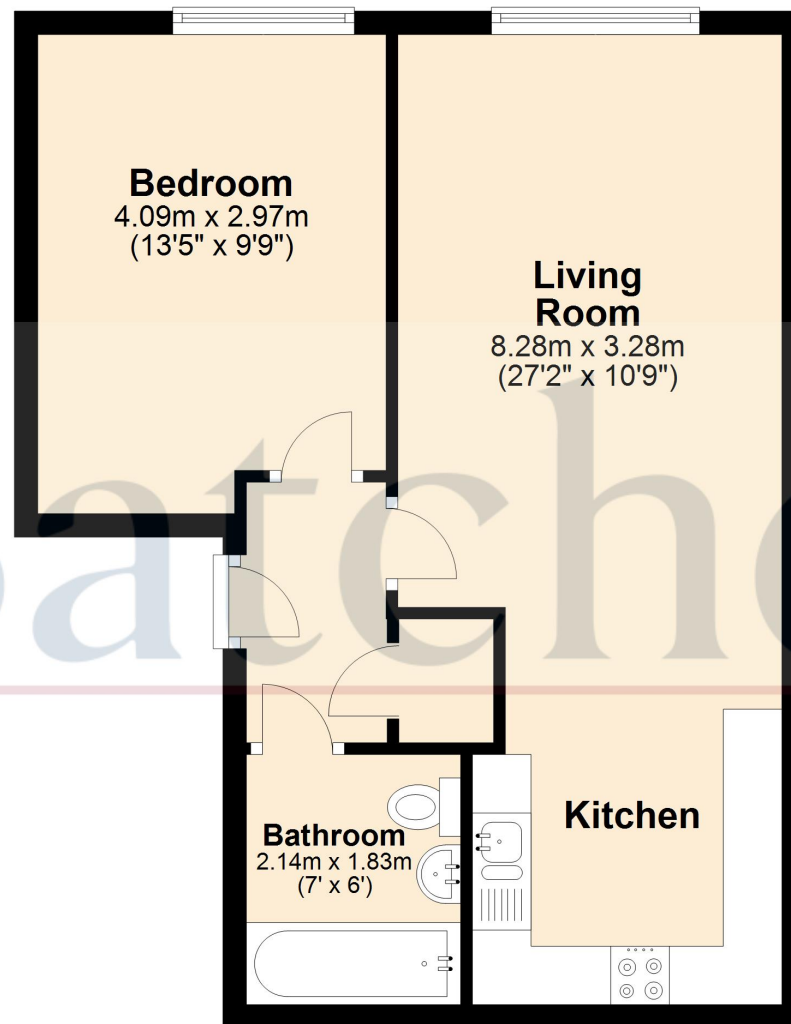
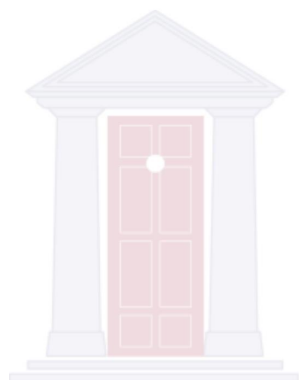
Draft details yet to be approved by the vendor and may be subject to change.



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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.