



# 24c, Regent Street

Stotfold, Hitchin,  
SG5 4EA

**Guide Price £250,000**

country  
properties

**\*\*CASH BACK\*\*** Purchase this property through Country Properties and receive £250 on completion. This newly converted spacious 757sq feet 2 bedroom first floor apartment is one to see. The property benefits from allocated parking with EV charging and communal garden. A great first time buy or investment opportunity with approx. £1,200 pcm.

- Private entrance hall with stairs to the apartment
- Allocated parking with EV charging point
- No upward chain - Just move in
- Approx. £1,200 rental income pcm
- Communal garden and bike store
- Just a short stroll to town amenities and facilities

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

10' 1" x 6' 6" (3.07m x 1.98m)

Stairs rising to first floor.

Understairs storage cupboard.

Radiator.

### FIRST FLOOR

#### Landing

Double glazed window to rear.

#### Kitchen/ Living Room

16' 8" (max) x 16' 0" (max)

(5.07m max x 4.89m max) Two

double glazed sash windows

to front. Kitchen with a range

of wall and base units with

spacious roll edge

worksurfaces over. Inset

stainless steel sink and drainer

unit with mixer tap over. Built

in ceramic hob. Electric oven

with extractor hood over.

Space for fridge/freezer.

Washing machine to remain.

Extractor fan. Vinyl flooring.

Loft access. Radiator.



## Bedroom One

12' 8" x 12' 0" (3.87m x 3.66m)

Double glazed sash window to front. Radiator.

## Bedroom Two

12' 11" (max) x 6' 11" (3.93m max x 2.10m) Double glazed window to rear. Radiator.

## Bathroom

10' 1" x 9' 9" (3.07m x 2.80m)

Bathroom suite comprising low level WC, vanity wash hand basin and penelled bath with glass shower screen, mixer tap and shower attachment over. Radiator. Extractor fan. Vinyl flooring. Obscure double glazed window to rear.

## OUTSIDE

### Communal Garden

Access to communal garden area and bike and bin store.

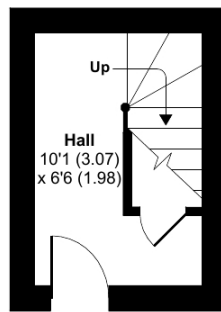
## Parking

Allocated off road parking space with EV charging point in place.

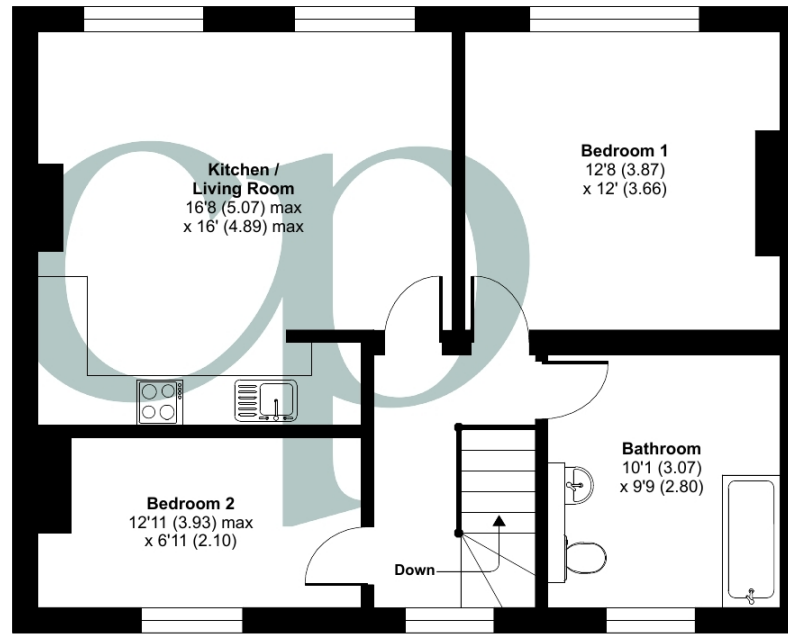


Approximate Area = 757 sq ft / 70.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1203703

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## Viewing by appointment only

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