



The Maples, Hitchin, Hertfordshire. SG4 9HA



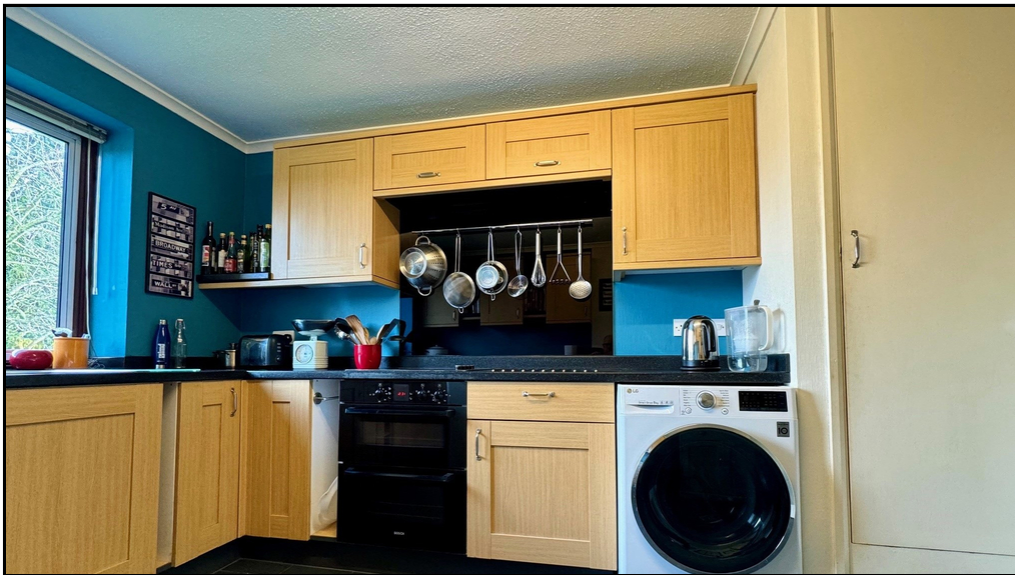


## 2 Bedroom Flat

### Guide Price £275,000 Leasehold

Offered to the market with no onward chain is this spacious and well presented two bedroom first floor apartment that benefits from a southerly facing balcony, garage and attractive communal grounds.

Access is via a security entry system into the communal entrance with stairs leading to the first floor. There is a secure storage cupboard at ground floor level. The accommodation comprises entrance hall, a light and airy living room with patio door leading out to the balcony, a well-appointed kitchen/breakfast room, two double bedrooms and a bathroom. Externally there are attractive communal gardens surrounding the block and a garage located in nearby block. There is ample residents/visitors parking.



- A spacious first floor flat
- Two double bedrooms
- Spacious living room and balcony
- Well appointed kitchen
- Garage and parking
- Attractive communal gardens
- Lease term 139 years remaining
- Service charge currently £990per annum
- Chain free
- EPC rating C. Council tax band C

**Ground Floor:****Communal Entrance:**

Accessed via a security entrance system.

**Storage:**

There is a lockable storage cupboard at ground floor level.

**First Floor:****Front Door:**

Timber front door.

**Hallway:**

Cupboard housing the Electricare warm air system. Security entry phone. Carpet as fitted.

**Living Room:**

Abt. 16' 8" x 10' 11" (5.08m x 3.33m) A light and airy living room with double glazed sliding patio doors leading to the balcony. Television point. Wall mounted thermostat control. Carpet as fitted.

**Balcony:**

Accessed from the living room, the balcony has wrought iron railings and overlooks the well tended gardens.

**Kitchen:**

Abt. 12' 5" x 9' 10" (3.78m x 3.00m) A well appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built-in ceramic hob and double electric oven. Plumbing for automatic washing machine. Double glazed window to rear. Space for fridge/freezer. Cupboard housing pressurised water tank. Tiled flooring.

**Bedroom One:**

Abt. 12' 10" x 10' 5" (3.91m x 3.17m) Double glazed window to front. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 11" x 9' 6" (3.63m x 2.90m) Double glazed window to rear. Carpet as fitted..

**Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low level WC with concealed cistern. Part tiled walls. Large storage cupboard. Double glazed window to rear. Carpet as fitted.

**Outside:****Garage:**

A single garage in nearby block.

**Communal Gardens:**

There are well tended communal gardens with a variety of mature plants, shrubs and trees.

**Additional Information:****Location and Amenities:**

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

**Agents Note:**

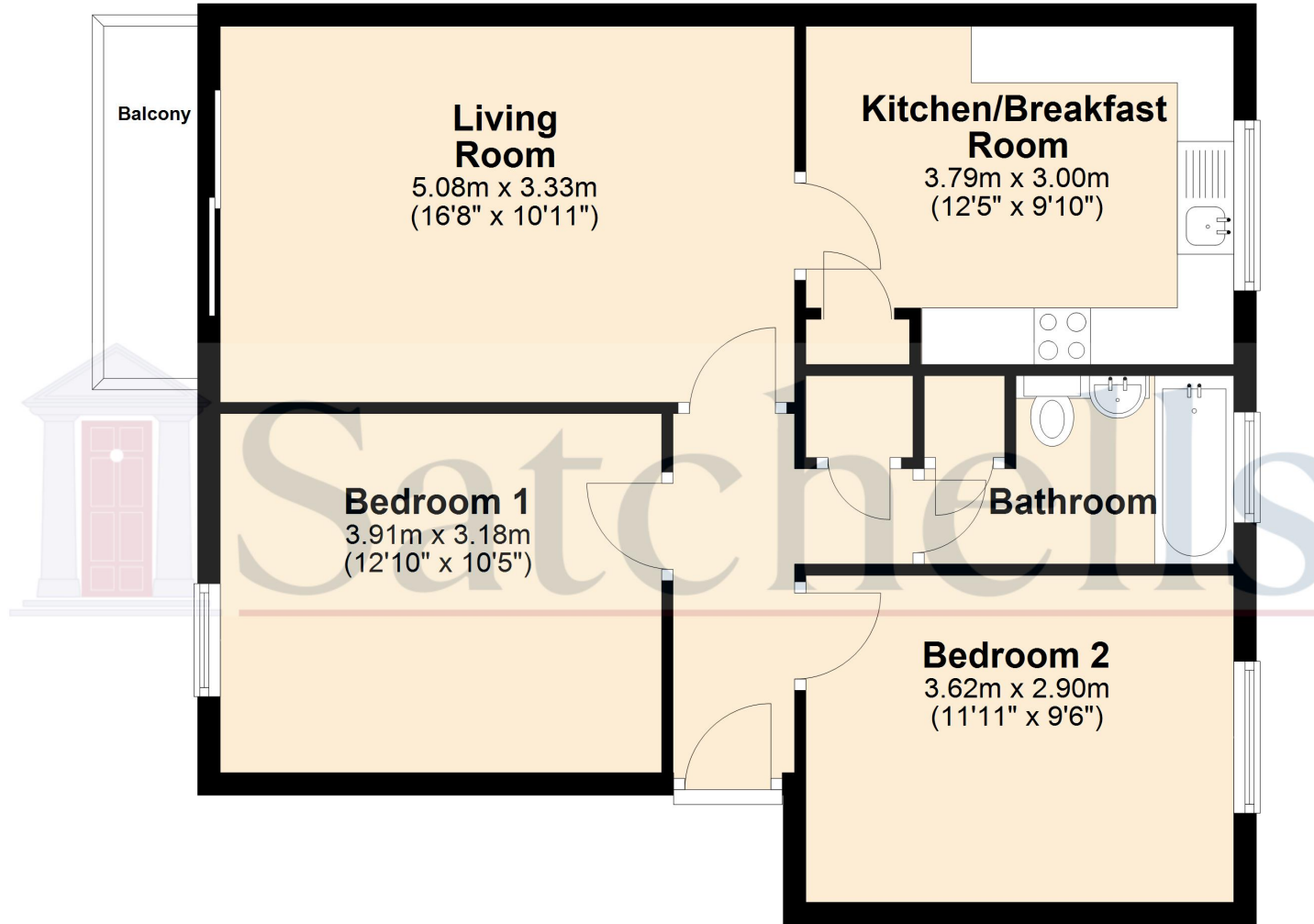
Draft details yet to be approved by the vendor and may be subject to change.





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.

# Floor Plan



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.