



Icknield Close, Ickleford, Hitchin, Hertfordshire. SG5 3TD

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1 Bedroom Studio Flat

Guide Price £120,000 Leasehold

A ground floor studio apartment, that requires modernisation, situated on a cul-de-sac in the very popular village of Ickleford.

The property comprises entrance hall, a separate kitchen, bathroom and an open plan living/bedroom area in two distinct areas. The property also benefits from a front garden, garage en-bloc and a very long lease. CHAIN FREE!

- Ground floor studio flat
- Garage
- Front garden
- Popular location
- Kitchen
- Bathroom
- Open plan living/bedroom area
- In need of modernisation
- Chain free
- EPC rating D. Council tax band A

Ground Floor:

Front Door:

Part glazed front door.

Entrance Hall:

Airing cupboard. Carpet as fitted.

Kitchen:

Abt. 9' 3" x 5' 4" (2.82m x 1.63m) Comprising a range of eye and base level units with roll edge work tops. Single drainer stainless steel sink unit. Electric cooker point. Plumbing for automatic washing machine. Tiled splash back area. Double glazed window to front. Tiled flooring.

Bathroom:

A three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Tiled splash back area. Double glazed window to front. Vinyl flooring.

Lounge Area:

Abt. 14' 3" x 8' 11" (4.34m x 2.72m) Storage cupboard. Television point. Carpet as fitted. Opening to bedroom area.

Bedroom Area:

Abt. 10' 6" x 7' 3" (3.20m x 2.21m) Double glazed window to rear. Storage cupboard. Telephone point. Carpet as fitted.

Outside:

Garage:

A single garage in adjacent block.

Front Garden:

Path to front door with a variety of plants and shrubs.

Additional Information:

Lease Details:

Lease Length: 999 years from 1981

Ground Rent: Peppercorn

Service Charge: £777.30 per annum

Anti-Money Laundering:

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.

Agents Note:

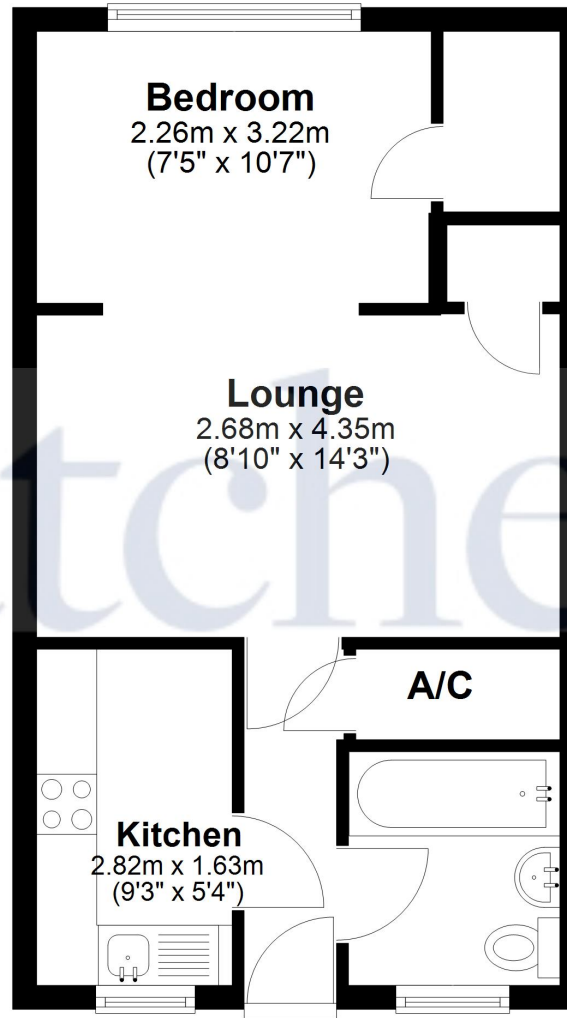
Draft details yet to be approved by the vendor and may be subject to change.



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Ground 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.