



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







# 1 Bedroom Apartment

## £225,000 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

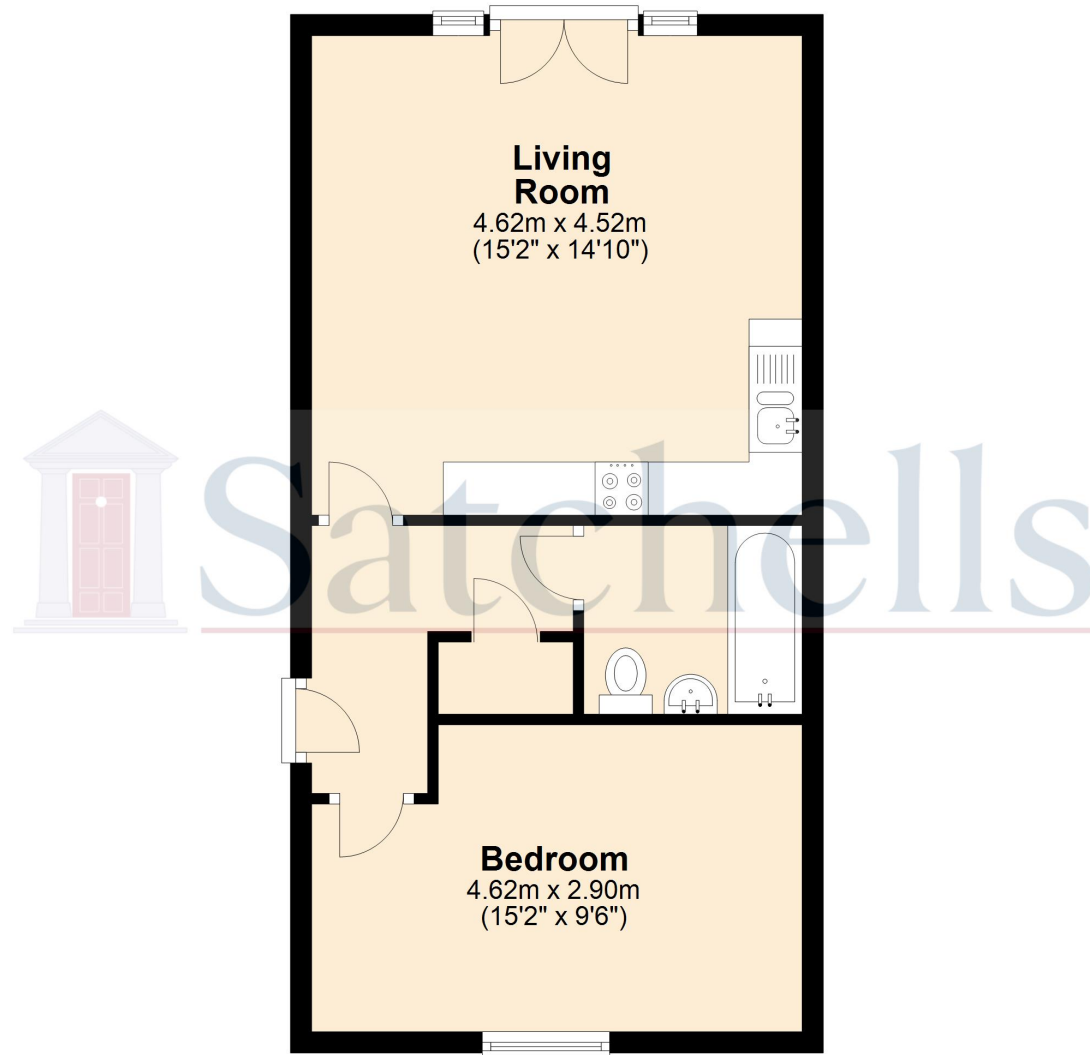
Service Charge: Approximately £1,800 per annum

**Agents Note:**

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

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.

## 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.