



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





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:

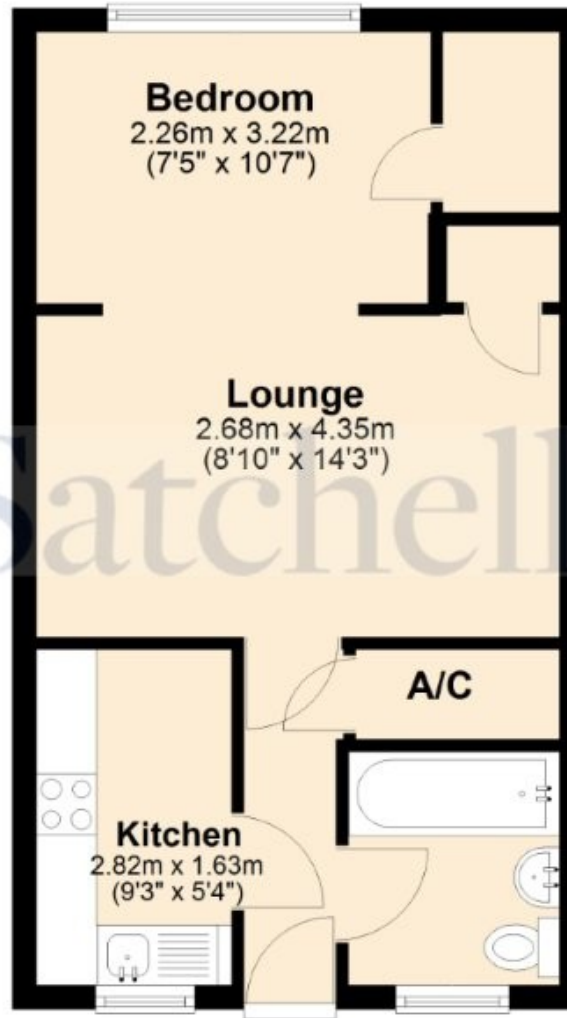
Draft details yet to be approved by the vendor and may be subject to change.



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.



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.