



Allwoods Place, Hitchin, Hertfordshire. SG4 0BQ





## 2 Bedroom Apartment

### Guide Price £297,500 Leasehold

Located in this sought after modern development within easy walking distance of the mainline railway station is this super two bedroom first floor apartment that benefits from an en-suite to the master bedroom and a south west-facing balcony.

Beautifully presented throughout this wonderful apartment offers a light and airy open plan kitchen/dining/living room with integrated appliances to the kitchen area and patio doors from the living room leading out to the southwest facing balcony. There are two double bedrooms, the master with en-suite shower room and fitted wardrobe. A sumptuous bathroom completes the accommodation. The property also benefits from gas central heating, double glazing and an allocated parking space.

- Stunning first floor apartment
- Two double bedrooms
- En-suite to master bedroom
- Spacious open plan living space
- Kitchen area with integrated appliances
- South west facing balcony
- Lease remaining: 118 years
- Ground rent: £250 per annum
- Service charge: approx £1000 per annum
- EPC rating B. Council tax band B



## **Ground Floor**

### **Entrance:**

Communal entrance via security door. Take stairs or lift to the first floor.

### **First Floor**

#### **Front Door:**

Timber front door.

#### **Entrance Hall:**

A large utility/cloaks cupboard with plumbing for automatic washing machine. Security entry phone. Radiator. Luxury vinyl tile flooring.

#### **Open Plan Kitchen/Dining/ Living Room:**

Abt. 22' 5" x 11' 1" (6.83m x 3.38m) A large light and airy open plan living space with a double glazed sliding patio door leading to the balcony. Television point. Radiator. Double glazed window to side. The kitchen area is well appointed and comprises a good range of eye and base level units with ample work surfaces. Single drainer stainless sink one and a half bowl sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Cupboard housing gas boiler. Inset ceiling lights. Luxury vinyl tile flooring.

### **Balcony:**

Abt. 13' 7" x 5' 3" (4.14m x 1.60m) A southwest facing balcony with a glass balustrade.

### **Bedroom One:**

Abt. 11' 3" x 9' 9" (3.43m x 2.97m) Double glazed window to front. Built-in double wardrobe. Radiator. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled double width shower cubicle with shower, wash hand basin and low-level W.C. Part tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

### **Bedroom Two:**

Abt. 11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bathroom:**

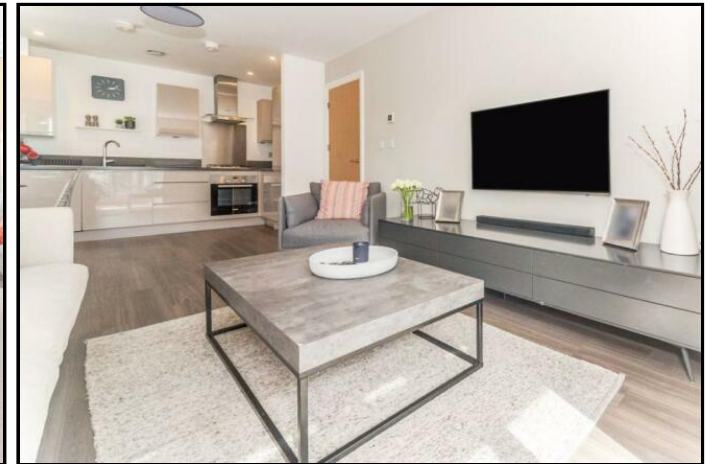
A white suite comprising a paneled bath with shower over and glass shower screen, wash hand basin, and low-level W.C. Part tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Tiled flooring.

**External  
Parking:**

Allocated parking space.

**Additional Information  
Location and Amenities:**

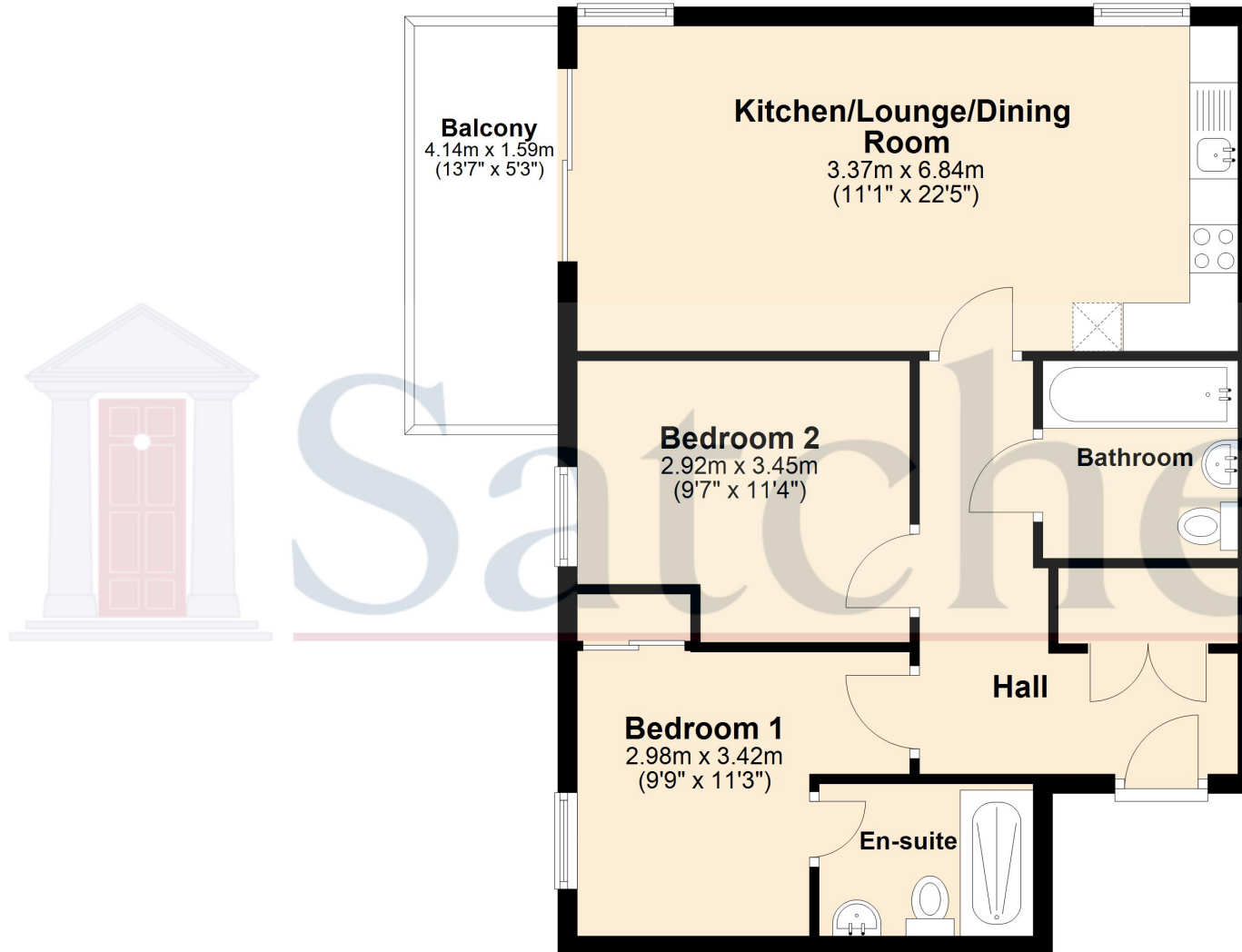
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide 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.





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.