



Seymour Court, Baliol Road, Hitchin, Hertfordshire. SG5 1TW

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1 Bedroom Retirement Property £120,000 Leasehold

Offered to the market with no upper chain, this ONE-bedroom apartment is located in the popular 'Seymour Court' situated just a short walk from Hitchin town centre and mainline station. With off-road parking and well maintained communal gardens, this property is ideal for those looking to downsize.



- One bedroom apartment
- Over 60s development
- Off road parking
- Well maintained communal gardens
- Short walk to town and station
- Chain free property
- Shower room
- 88 Years remaining on lease
- EPC rating C. Council tax band B
- £159 P.A Ground Rent

First Floor Entrance Hall:

Laminate flooring. Electric Radiator. Entry phone.

Living Room:

Abt. 15' 5" x 10' 0" (4.70m x 3.05m) Laminate flooring. Double glazed windows to rear aspect. Electric Radiator.

Kitchen:

Abt. 8' 11" x 8' 2" (2.72m x 2.49m) Lino flooring. Double glazed window to side aspect. Worktops with a range of wall and base mounted units with integrated sink/drainer, oven, electric hob and extractor.

Bedroom:

Abt. 12' 8" x 9' 1" (3.86m x 2.77m) Carpet. Double glazed window to rear aspect. Electric radiator. Built in wardrobes.

Shower Room:

Tiled floor. Tiled walls. Extractor. Wash basin with vanity unit. WC. Walk in shower with glass screen and wall mounted shower head. Storage cupboard.



Outside Communal Grounds:

Well maintained year round with walkways to entry points and car park, trimmed hedging, seating areas, flower beds and lawn space.

Parking:

Communal car park to side of complex.

Additional Information

Agents Notes:

Draft particulars yet to be approved by vendor and maybe subject to change.

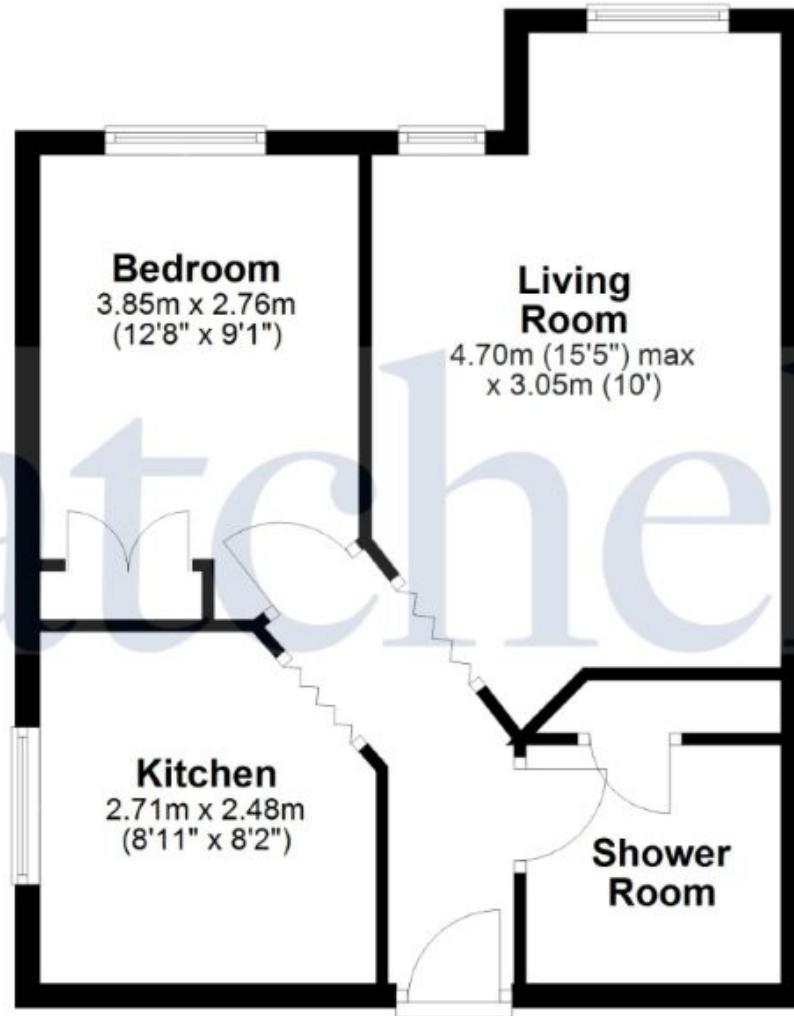
Anti-Money Laundering (AML):

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.

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.

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First Floor



For illustration 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.

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