



Elmside Walk, Hitchin, Hertfordshire. SG5 1HB





1 Bedroom Retirement Property

£260,000 Leasehold

SERVICE CHARGE AND GROUND RENT PAID FOR 12 MONTHS An immaculate ground floor retirement apartment located within the town centre allowing easy access to local amenities and shops.

The accommodation comprises a light and airy open plan living/kitchen space with a door leading out to the garden, double bedroom and bathroom with walk-in shower. This retirement complex is well regarded and offers a range of facilities that include a bright communal living area, restaurant and house manager. Externally are beautifully maintained gardens and ample parking.



- Ground floor apartment
- Double bedroom
- Open plan living space
- Direct access to garden
- Fitted kitchen area
- Town centre location
- Excellent condition throughout
- Lease remaining: 109 years
- Service charge - approx.: £4134 per annum
- EPC rating C. Council tax band B

**Ground Floor;
Communal Entrance:**

Access is gained to the main lobby via a security door. beyond the lobby is the welcoming communal lounge.

Front Door:

Timber front door.

Hallway:

Security video entry phone. Wall mounted electric radiator. Large storage cupboard that also houses the hot water tank. Carpet as fitted.

Open Plan Living Space:

Abt. 19' 3" x 14' 5" (5.87m x 4.39m)

Living Room:

A light and airy dual aspect room with double glazed window to side and double glazed doors leading onto the patio area. Wall mounted electric radiator. Television point. Carpet as fitted.

Kitchen:

A well appointed kitchen comprising a good range of eye and base level units with ample roll top worksurfaces. Single drainer stainless steel sink unit. Built-in ceramic hob with extractor hood over. Integrated eye level double electric oven. Fridge/freezer, washing machine and dishwasher to remain. Tiled splash back area. Double glazed window to rear. Vinyl flooring.

Bedroom:

12' 7" x 11' 10" (3.84m x 3.61m) A good size double bedroom with double glazed window to rear. Wall mounted electric radiator. Carpet as fitted.

Shower Room:

A white suite comprising a fully tiled walk-in shower area, low level WC and wash hand basin. Extractor fan. Shaver point. Wall mounted electric fan heater. Vinyl flooring.

Outside:

Gardens:

Archers Court is set within well maintained grounds. Due to the position of this particular apartment it also benefits from a very private patio and garden area.

Parking:

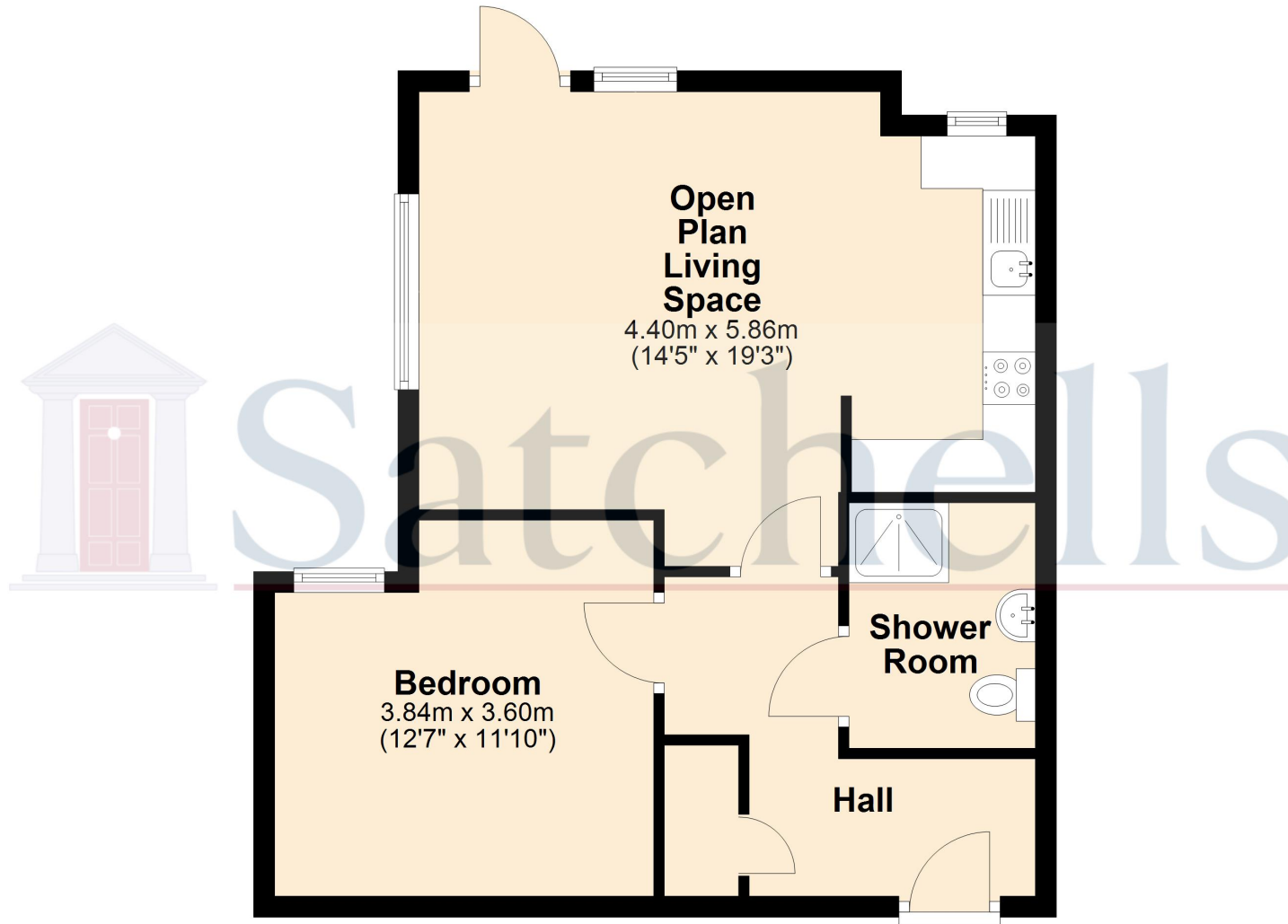
There is ample parking for residents and guests.



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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.