



Garrison Court, Hitchin, Hertfordshire. SG4 9AA





## 2 Bedroom Flat

### Guide Price £235,000 Leasehold

Located close to Hitchin town centre and approximately 0.7 mile from Hitchin mainline railway station is this spacious two bedroom top floor apartment.

The apartment comprises entrance hall, bright living room, fitted kitchen, two bedrooms and three piece bathroom along with loft space. Externally are well-maintained communal grounds and permit parking. The art deco development further benefits from a security entry system, double glazing and gas central heating.

- Two bedroom apartment
- Recently updated kitchen
- Spacious living room
- Positioned on the top floor
- Three piece bathroom
- Close to town centre
- Permit parking available
- Approx 88 years remaining on the lease
- Ground rent £200 per annum
- EPC rating C. Council tax band B

**Communal Grounds:**

Externally are well maintained communal gardens with well established hedges and trees.

**Second Floor****Entrance Hall:**

A great additional space with access to all rooms and loft. Carpet as fitted.

**Living Room:**

Abt. 14' 6" x 11' 0" (4.42m x 3.35m) A bright space with double glazed window to front overlooking part of Windmill Hill. Radiator. Carpet as fitted.

**Kitchen:**

Abt. 10' 9" x 5' 1" (3.28m x 1.55m) A modern fitted kitchen with ample eye and base level units. Single stainless steel sink with drainer. Space for washing machine and dishwasher. Built in oven with hob. Tiled splash back. Wall mounted gas boiler. Double glazed window and door to rear. Vinyl tiles.

**Bedroom One:**

Abt. 13' 6" x 11' 0" (4.11m x 3.35m) A large double bedroom with double glazed window to rear. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 9' 3" x 6' 10" (2.82m x 2.08m) Double glazed window to front. Radiator. Carpet as fitted.

**Bathroom:**

A white three piece suite comprising panelled bath with shower over, low level wc and corner pedestal hand wash basin with vanity under. Fully and part tiles walls. Wall hung vanity unit. Double glazed window to rear. Radiator. Vinyl flooring.

**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 which is within a few minutes' walk of this property. 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, approximately 0.7 miles away, providing direct access to Kings Cross and Cambridge.

**Lease Details:**

Lease Term: Approximately 88years remaining

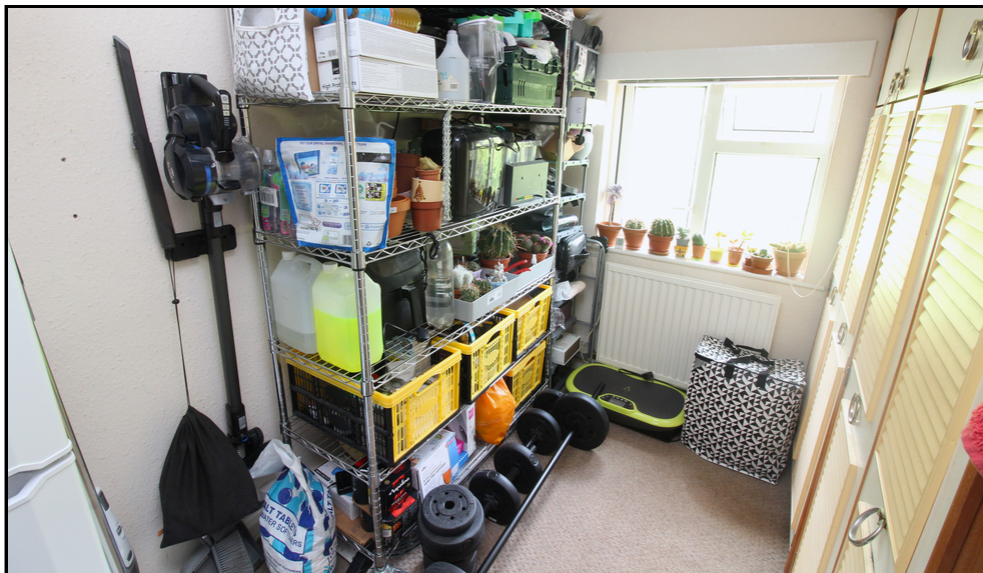
Ground Rent: £200 per annum

Service Charge: Approximately £803.75 every six months

**Agents Note:**

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

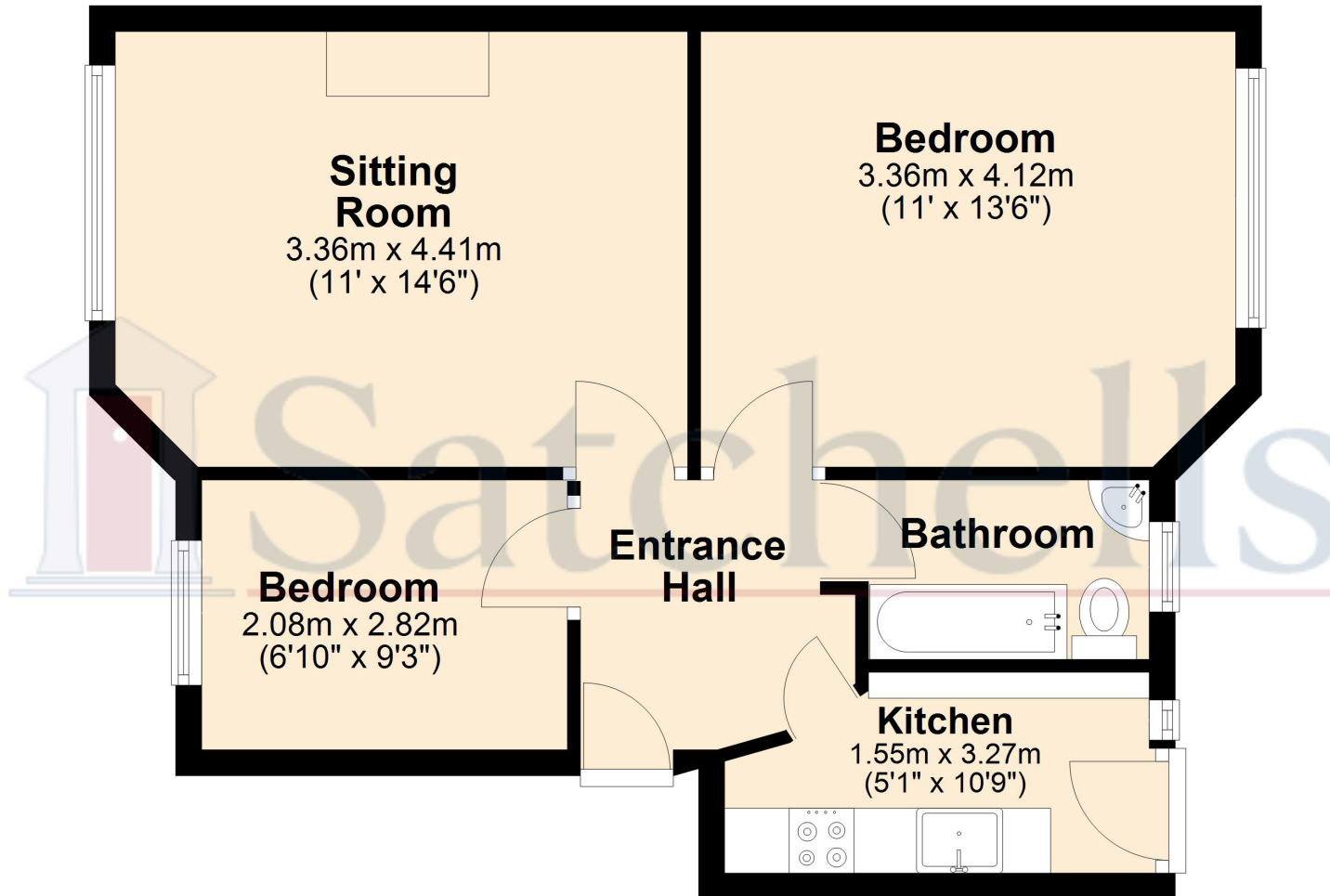




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.