



Garrison Court, Hitchin, Hertfordshire. SG4 9SE





2 Bedroom Apartment

Guide Price £235,000 Leasehold

A first floor apartment conveniently located within a popular art deco development in the heart of the town centre and approximately 0.7 mile from Hitchins mainline railway station.

This delightful apartment comprises entrance hall, a light and airy lounge with bay window, separate kitchen, two bedrooms and a refitted bathroom. Externally are well-maintained communal grounds and permit parking is available at a cost of £83 per annum. Further benefits include a security entry system, double glazing and gas central heating.

- First floor apartment
- Two bedrooms
- Lounge with bay window
- Kitchen
- Refitted bathroom
- Permit parking available
- Lease term remaining 93 years
- Service charge approx. £1023 per annum
- Ground rent £200 per annum
- Awaiting EPC - council tax - B



Ground Floor:**Entrance:**

Communal entrance via a security entry system. Take stairs to first floor.

First Floor:**Front Door:**

Timber front door.

Entrance Hall:

Radiator. Security entry phone. Wooden flooring.

Lounge:

14' 5" x 11' 5" (4.39m x 3.48m) Double glazed window to front and twin aspect double glazed windows to side. Feature fireplace with inset coal effect living flame gas fire. Radiator. Television point. Wooden flooring.

Kitchen:

11' 2" x 5' 3" (3.40m x 1.60m) A well appointed kitchen comprising a good range of eye and base level units with roll edge work surfaces. Butler sink. Built in 4 ring gas hob, electric oven and extractor hood. Tiled splash back area. Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed door leading to rear staircase. Vinyl flooring.

Bedroom One:

13' 6" x 11' 4" (4.11m x 3.45m) Double glazed bay window to rear. Double glazed window to side. Radiator. Cupboard housing gas boiler. Wooden flooring.

Bedroom Two:

9' 6" x 6' 10" (2.90m x 2.08m) Double glazed window to front. Radiator. Wooden flooring.

Bathroom:

A refitted white suite comprising panel bath with mixer tap, rainfall shower over and a glass shower screen. Pedestal wash hand basin and low level W.C. Part tiled walls. Heated towel rail. Double glazed window to rear. Vinyl flooring.

Outside:**Outside:**

The property is surrounded by well-maintained communal grounds. There is permit parking available at a cost of £83 per annum.

Additional Information:

Location and Amenities:

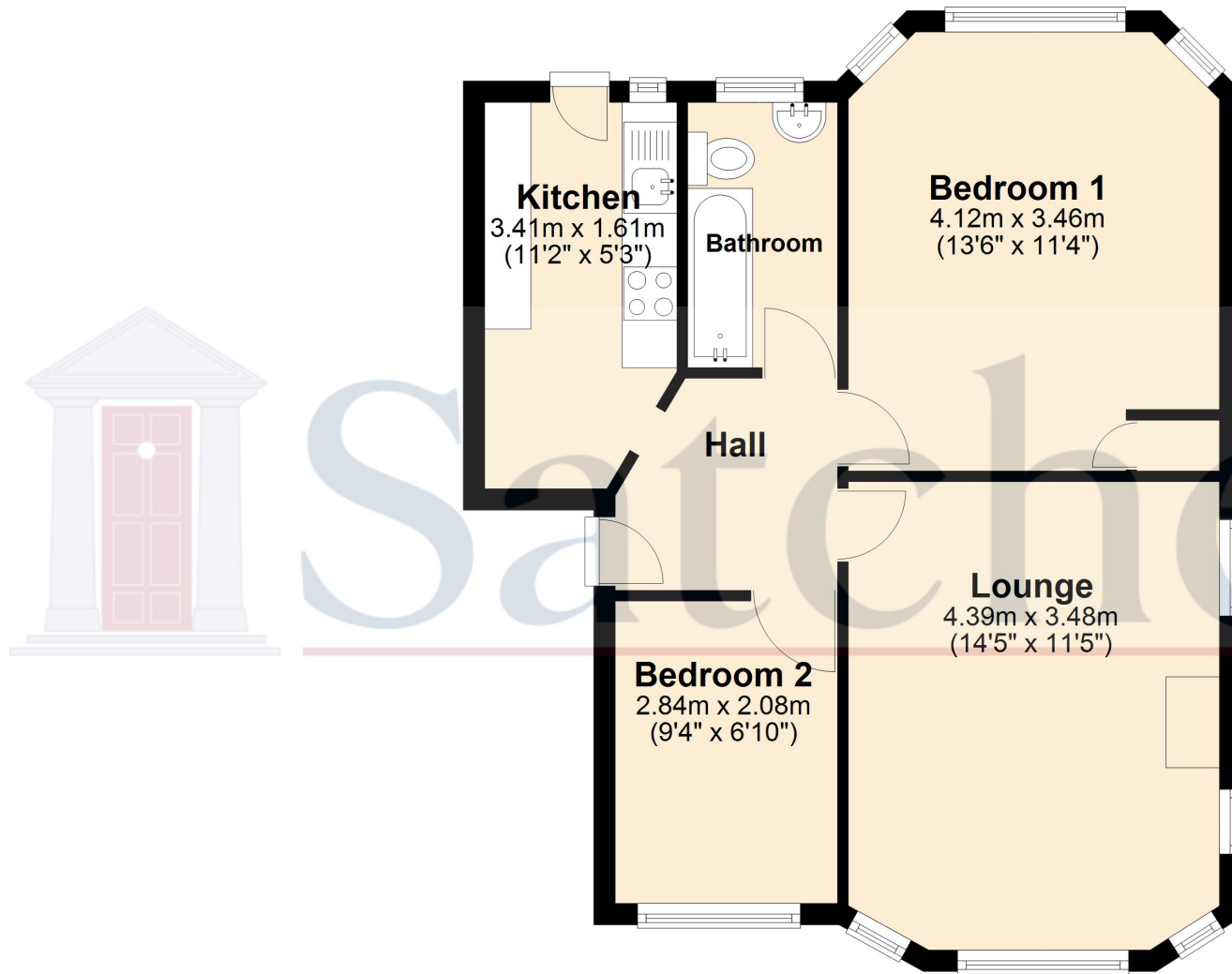
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square which is within a few minutes' walk of this property. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities 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.





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.

Floor Plan



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.