



Regent Street, Stotfold, Hitchin, Hertfordshire. SG5 4EA





2 Bedroom Apartment

£275,000 Share of Freehold

A newly converted first floor apartment with benefits to include gas central heating, allocated parking, EV charging point, communal garden and communal bike/bin store.

- Newly converted apartment
- Private entrance
- Open plan kitchen/living room
- Large main bedroom
- Study/bedroom two
- Bathroom
- Gas central heating
- Allocated parking with EV charger
- Communal garden and bike/bin store
- Awaiting EPC and council tax band

Ground Floor

Front Door:

Composite front door.

Entrance Hall:

Stairs to the first floor with cupboard under. Radiator. Carpet as fitted.

First Floor

Landing:

Double glazed window to rear. Carpet as fitted.

Kitchen/Living Room:

Abt. 16' 3" x 15' 5" (4.95m x 4.70m) Dual aspect double glazed sash windows to front. Loft access. Radiator. Carpet as fitted. The kitchen area comprises a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in ceramic hob, electric oven and extractor hood. Washing machine to remain. Space for fridge/freezer. Extractor fan. Vinyl flooring.

Bedroom One:

Abt. 11' 10" x 12' 4" (3.61m x 3.76m) Double glazed sash window to front. Radiator. Carpet as fitted.

Study/Bedroom Two:

Abt. 12' 3" x 6' 3" (3.73m x 1.91m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

Abt. 9' 7" x 9' 3" (2.92m x 2.82m) A large bathroom comprising panelled with mixer tap, shower attachment and glass shower screen. Vanity unit with inset wash hand basin and low level wc. Radiator. Double glazed window to rear. Inset ceiling lights. Extractor fan. Vinyl flooring.

Outside

Parking:

Allocated parking space with EV charging point.

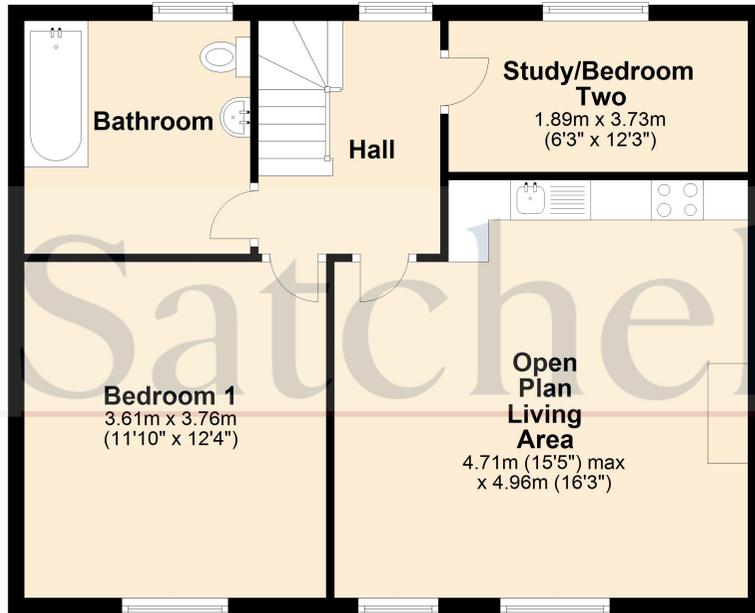
Communal:

There is a communal garden area and bike/bin store.



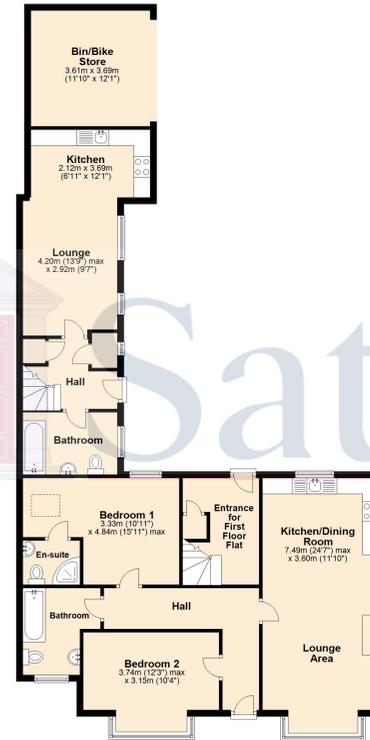
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First Floor



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.

Ground Floor



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First Floor

