



**Maples Court, Bedford Road, Hitchin,
Hertfordshire, SG5 1HF**

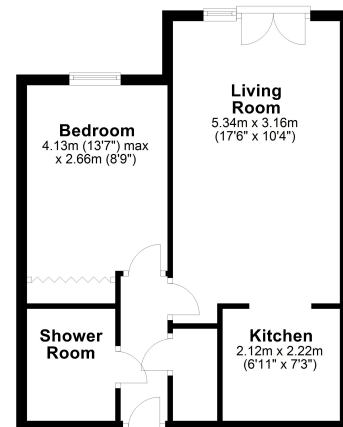
£199,995 Leasehold

- Second Floor Retirement Apartment
- Juliet Balcony
- No Upper Chain
- Communal Gardens and Parking
- Communal Lounge
- Careline 24hr System
- Shower Room
- Town Centre Location
- EPC Rating C





Floor Plan
Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 41.4 sq. metres (445.5 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.