



mather marshall
independent estate agents

Redoubt Close, Hitchin, Hertfordshire SG4 0FP
Asking Price £230,000

MODERN TOP FLOOR APARTMENT. A well presented two bedroom flat situated in a popular and well maintained development within easy reach of the mainline station and the town centre. The accommodation includes two good sized bedrooms, spacious living room, modern bathroom and a fitted kitchen. Outside there is open communal grounds and plenty of parking available. There are also bike storage areas as well.

In the living room there are "Far Infrared heaters" which are a very economical and effective way of heating the room and whilst the property is double glazed the vendor has installed secondary double glazing as well. There are additional convector heaters in the bedrooms and a fan heater in the bathroom.

Redoubt Close was developed in 1999 by Crest Homes in conjunction with The Bradford Property Trust and the site has been well maintained from the start and now benefits from a the attention of a local management company who take care of the grounds and the buildings.



Communal Entrance Hall

Security entry phone system, post boxes and stairs to second floor.

Entrance Hall

Door to hall, Airing cupboard, doors to bedrooms, bathroom and Living Room

Living Room

16'10" x 11'7" (5.13m x 3.53m)

Two double glazed windows to front with additional secondary double glazing and Far Infrared Radiant Heating Panels making this a very warm flat. Archway to kitchen.



Kitchen

9'10" x 5'8" (3.00m x 1.73m)

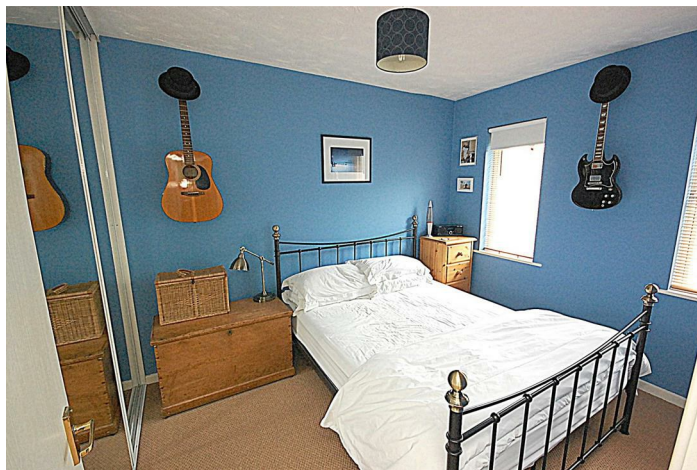
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, built on electric oven and hob with cooker hood over. Double glazed window to front.



Bedroom 1

12'7" x 8'7" (3.83m x 2.62m)

Two double glazed windows to rear, Built in wardrobes Built in double wardrobe with sliding mirror doors. Wall mounted electric convector heater



Bedroom 2

6'9" x 8'8" (2.06m x 2.64m)

Two double glazed windows to rear, electric convector heater.



Bathroom

White three piece bathroom suite comprising panelled bath, pedestal wash hand basin and low-level WC, Extractor fan.



Outside

Communal parking bays and gardens.

Lease details

Lease is 125 years from 1999

Ground Rent is £200 per year

Service Charge £898 per year

There is a good local management company which looks after the buildings and grounds. The service charge also

includes external decoration and upkeep for the communal areas as well as block buildings insurance.



The Redoubt

The close has been named after the World War II pill box in the entrance to the site which was built to defend the railway bridge at the entrance to Hitchin in those days. A redoubt is an outwork or field work without flanking defenses.



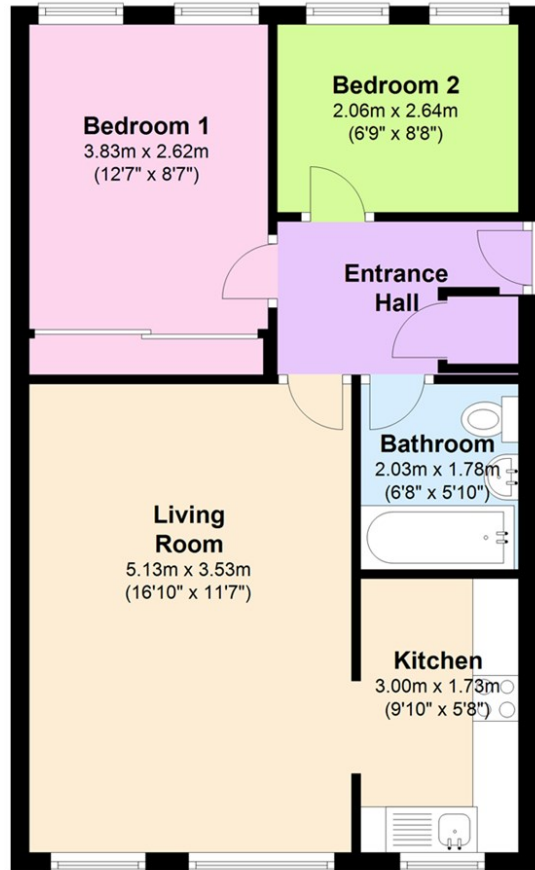


27-28

29-34

Second Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 48.6 sq. metres (523.4 sq. feet)

