



# APARTMENT 2 GOSMORE LEY CLOSE

## GOSMORE



## Apartment 2 Gosmore Ley Close

Gosmore

Hertfordshire SG4 7QJ

Guide Price £495,000

RESERVED

Apartment 2 is one of four Executive Apartments in a refurbished period building forming part of a private gated development in Gosmore along with four New Build Houses. Situated on the first floor this Apartment benefits from a light filled kitchen/living space featuring a beautiful bay window.

The scheme has been developed by Chiltern Developments who are renowned for creating high quality schemes in the local area. Each Apartment has been redesigned and refitted throughout to create three 2 bed Apartments and one 3 bed Apartment all with their own private external entrances. Designed with a high quality open plan kitchen and living space each Apartment also benefits from two bathrooms, allocated parking with electric charging and a share of Freehold.

- \* Private Gated Development
- \* 10 year Warranty
- \* Handmade & Hand Painted Kitchens by Planet Furniture
- \* High Quality Finish
- \* EPC B
- \* Share of Freehold

## Share of Freehold

### Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).



## ACCOMMODATION

Ground Floor Entrance Lobby with staircase to First Floor.

Landing with storage cupboard.

Kitchen/Living Room.

Bedroom One.

En-Suite.

Bedroom Two.

Bathroom.

## FLOOR AREAS

95sqm/1,021sqft.

## SPECIFICATION

### Kitchen

\* Professionally designed bespoke, hand crafted kitchen supplied and installed by Planet Furniture.

\* Handmade cabinetry.

\* Hand painted.

\* Quartz stone worktop.

\* Neff appliances including slide and hide oven, induction hob, dishwasher, washer dryer, fridge and freezer.

\* Abode granite kitchen sink.

\* Quooker Pro3 Fusion tap.

\* Feature pendant lights over peninsular.

### Master Ensuite, Ensuite & Shower Room

\* High quality bathroom furniture and chinaware.

\* Heated towel rails to all ensuites and bathrooms.

\* Dual voltage shaver point.

\* High quality feature wall and floor tiles.

### Decoration

\* Painted walls and ceilings.

\* Painted woodwork.

### Flooring

\* Karndean flooring to kitchen/living.

\* High quality carpets and underlay to stairs, landing and bedrooms.



### Heating, Lighting & Internal Finishes

- \* Gas central heating.
- \* Low energy recessed LED down lighting throughout.
- \* Brushed chrome sockets and switches.
- \* Mains powered smoke and carbon monoxide alarms.

### Woodwork & Joinery

- \* Skirting with complementing architraves.
- \* Wood panelling to stairs and landing.
- \* Oak doors.
- \* Brushed chrome ironmongery.

### Media & Communication

- \* TV connection point with dual CAT6 outlet to kitchen/living room and bedrooms.

### Parking

- \* Two allocated parking spaces per flat with electric charging.
- \* Visitor spaces.

### Windows & Doors

- \* White timber double glazed windows.
- \* Painted timber front doors.

### External

- \* Electric entrance gate to development.
- \* External lighting.
- \* Landscaping to communal front of building & parking area.

### LOCATION

The popular Hertfordshire village of Gosmore is located approx 1.5 miles South of Hitchin Town Centre and surrounded by miles of beautiful rolling countryside.

There are comprehensive shops and other facilities located within Hitchin together with Schools for all age groups. There is also a mainline Railway Station at Hitchin connecting to both London (Kings Cross) and Cambridge with train journey times to each of approximately 35 minutes.

### COUNCIL TAX BAND

The Apartment was previously band C prior to refurbishment and currently there is no improvement indicator (as of 1 Sept 2025) on the property so it is expected to return to band C.

### EPC

EPC rating of B.





## SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

## LEASE DETAILS & MAINTENANCE CHARGES

Each apartment is being sold with a 25% share of the Freehold.

Annual maintenance cost of £900 to include;

- \* Entrance gates maintenance (annual)
- \* Communal electric supply to the entrance gates
- \* Buildings insurance (annual)
- \* Communal grounds keeping (quarterly)
- \* Window cleaning (quarterly)
- \* Gutter clearance (annual)

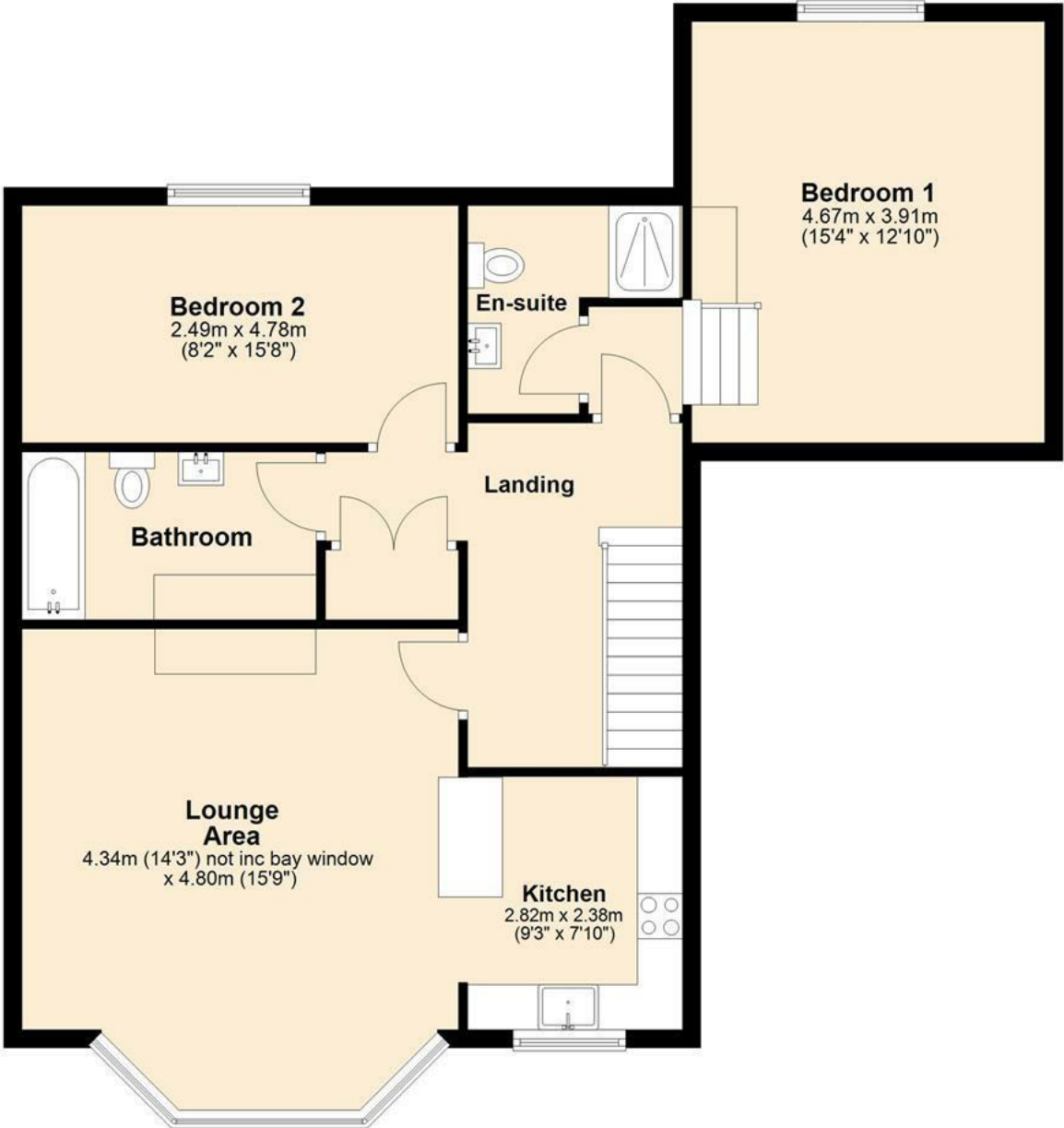
## VIEWINGS

By appointment with Norgans & Estate Agents.

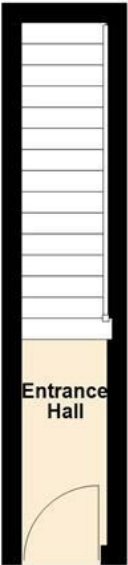
Please note that whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.



**First Floor**



**Ground Floor**



**2 Gosmore Ley Close, Gosmore**

## CHILTERN DEVELOPMENTS

Chiltern Developments was established in 2010 and undertakes residential and mixed-use development projects in Hitchin and the surrounding area.

Chiltern has developed new build properties, conversions, and refurbishments, including extensive work with listed buildings. In every development Chiltern takes great care to incorporate and use the individual scheme's location and characteristics. This coupled with a design led approach leads to fantastic bespoke designs, always targeted at the end user.

Chiltern takes pride in every project and creates individual, functional and attractive homes delivered with an open plan design for modern living with a high-quality finish.

Recent projects include:

Manor Courtyard, Bancroft, Hitchin, SG5 1JW – recent scheme of five luxury apartments and two large, detached townhouses in the heart of Hitchin's town centre. The project included both new build and conversion elements, with an existing office building converted into the new apartments, all built and refurbished to a high specification. The creation of a new archway reflected the historic nature of the town centre and the land behind was able to be used to create two new detached dwellings of

impressive scale. The new houses were three storeys, to a very high specification, including top floor balconies and lifts.

93 Datchworth Green, Datchworth, SG3 6TL – a brand new executive home on Datchworth Green. The property offers fantastic open plan living accommodation, high quality kitchen and bathrooms, with four double bedrooms in the heart of this picturesque village.

Church View Apartments, Portmill Lane, Hitchin, SG5 1EU – a selection of exclusive apartments in Hitchin town centre. The large, well designed apartments were built to a high specification throughout, including two fantastic Penthouse homes with wrap round balconies and huge roof terraces. Small details such as underfloor heating throughout, store rooms on the ground floor and ample parking gave the apartments extra distinction and proved popular with residents.

Old Ramerick Barns, Bedford Road, Ickleford, SG5 3SB – a development of two barn style new build houses in a rural setting. The design of the scheme reflected its rural location and the historic farmyard, including re-creating a courtyard with the new dwellings and careful material selection to reflect its historic use.

## CONNECTED PERSON

Please note that under Section 21 (Connected Persons and Personal Interests) of the Estate Agents Act 1979, we are obliged to disclose that one of the Vendors of these properties is an employee of Norgans Surveyors & Estate Agents.

## GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



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