

Fords.

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Platinum Court, Apartment 17 The Mead, Hitchin, SG5 1EY

Set within the prestigious Platinum Court at Hitchin's sought-after Innova development, this outstanding penthouse apartment offers stylish top-floor living. Boasting two spacious bedrooms, two modern bathrooms, and well-proportioned living accommodation throughout, the property perfectly balances luxury, comfort, and contemporary design.

- **Spacious Top Floor Apartment**
- **Two Bedrooms**
- **Large Open Plan Kitchen/Lounge**
- **Ensuite to Master Bedroom**
- **Separate Shower Room**
- **Balcony**
- **Council Tax Band B**
- **EPC Rating B**

£1,650 Per month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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