



Morello Gardens, Hitchin, SG4 9DW

£250,000



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## Morello Gardens, Stevenage Road, Hitchin

\*\* CHAIN FREE - PRIVATE GARDEN ACCESS -  
GROUND FLOOR \*\*

Welcome to the market CHAIN FREE, this spacious two-bedroom ground floor apartment is located within the popular Morello Gardens development in Hitchin.

The property is accessed via a secure communal entry system and offers a bright, spacious living/dining room with French doors opening directly onto the communal garden, a well-equipped kitchen with appliances, a master bedroom with fitted wardrobes, a second single bedroom, and a modern bathroom with shower over bath.

Additional benefits include double glazing, gas central heating, ample storage, allocated and visitor parking, and the rare advantage of private access to the communal garden.

Set in the heart of Hitchin, a historic North Hertfordshire market town, the location provides excellent transport connections via the A1(M) and Hitchin train station. The town offers a wide selection of primary and secondary schools, a charming market square, independent shops, and vibrant amenities. Hitchin has also received numerous accolades, including being named the happiest place to live in Hertfordshire.





**Communal Entrance:**

Accessed via intercom system and hall leading to private door to:

**Hallway:**

Doors to storage cupboard, radiator

**Lounge:**

18'2" x 11'2"

Double doors to rear garden, two double glazed windows to side, two radiators.

**Kitchen:**

6'8" x 8'2"

Double glazed window to side, a range of wall and base units with work tops over, electric cooker with four ring hob, fridge freezer, washing machine, sink drainer unit

**Bedroom One:**

10'8" x 12'3"

Double glazed window to rear, radiator, integrated wardrobes with sliding doors

**Bedroom Two:**

6'9" x 8'9"

Double glazed window to side, gas radiator

**Bathroom:**

6'6 x 6'3

Double glazed window to side, bath with shower over, low level WC, wash hand basin, heated towel rail

**Communal Garden:**

Laid to lawn, direct access from apartment

**Tenure:**

Leasehold. 101 years remaining.

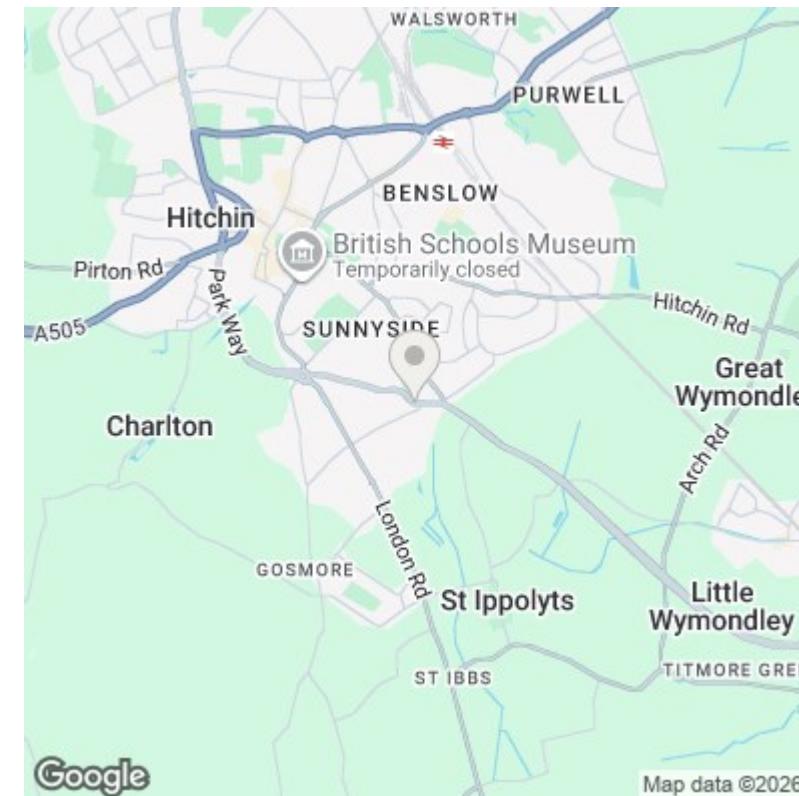
Ground Rent: £250

Service Charge: £2,300

## Ground Floor



Total area: approx. 54.3 sq. metres (584.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		