



GUIDE PRICE £270,000 - £280,000

This modern two bedroom, second floor apartment, is located off Stevenage Road in Hitchin. The property is in excellent condition throughout, offering a bright and clean kitchen off the good sized lounge. The two bedrooms are good sizes and the larger benefits from a fitted wardrobe. The bathroom offers a white bathroom suite to continue the modern feel throughout. The parking is located securely underground and security doors add that extra peace of mind.

The location is ideal for access to the A1 by car, and is also within a reasonable walking distance of the town centre and train station.



Hall

Storage cupboard

Bathroom

Bath, low level WC, wash hand basin, heated towel rail



Bedroom 1

9'0" x 13'0" (2.74m x 3.96m)

Double glazed window to front, gas radiator, fitted wardrobe



Bedroom 2

7'0" x 8'0" (2.13m x 2.44m)

Double glazed window to side, gas radiator



Kitchen

6'7" x 11'0" (2.00m x 3.35m)

A range of wall and base units with work tops over, sink drainer unit, electric oven and has hob



Lounge

6'7" x 11'0" (2.00m x 3.35m)

Double glazed window to front, gas radiator



Floor Plan


Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 48.4 sq. metres (521.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	86
(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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