



**Connells**

Allwoods Place  
Hitchin



## Property Description

A beautifully presented two bedroom ground floor apartment available on a 40% shared ownership basis, ideally situated within easy reach of local amenities and Hitchin train station.

This modern home offers two generously sized bedrooms with the principal bedroom benefiting from an en-suite shower room, alongside a well-appointed family bathroom. The spacious open plan kitchen/living area provides bright and contemporary living space, with doors opening directly onto a private patio area.

Further benefits include allocated parking, ground floor convenience and an excellent location close to shops, amenities and transport links, making this an ideal first-time purchase.

## Communal Entrance

Communal entrance with buzzer system.

## Entrance Hall

Spacious hallway with door to front, radiator and doors to all rooms. Utility cupboard housing boiler and plumbing for washing machine along with storage.

## Open Plan Living Space

## Lounge Area

TV point and double glazed sliding doors leading to terrace area.

## Kitchen Area

Fully fitted kitchen with a range of wall and base units, one and a half bowl stainless steel sink and drainer, work surfaces with splashback, electric oven, gas hob with cooker hood over, integrated fridge/freezer, space for slimline dishwasher, spotlights and tiled flooring.

## Bedroom One

Double glazed window to front aspect and radiator.

## En Suite

Wash hand basin, double sized walk-in shower, WC, partly tiled, shaver point and heated towel rail.

## Bedroom Two

Double glazed window to front aspect and radiator.

## Bathroom

Wash hand basin, bath with shower over, WC, partly tiled, spotlights, tiled flooring and heated towel rail.

## Outside

## Communal Gardens

Landscaped communal gardens with various mature trees.

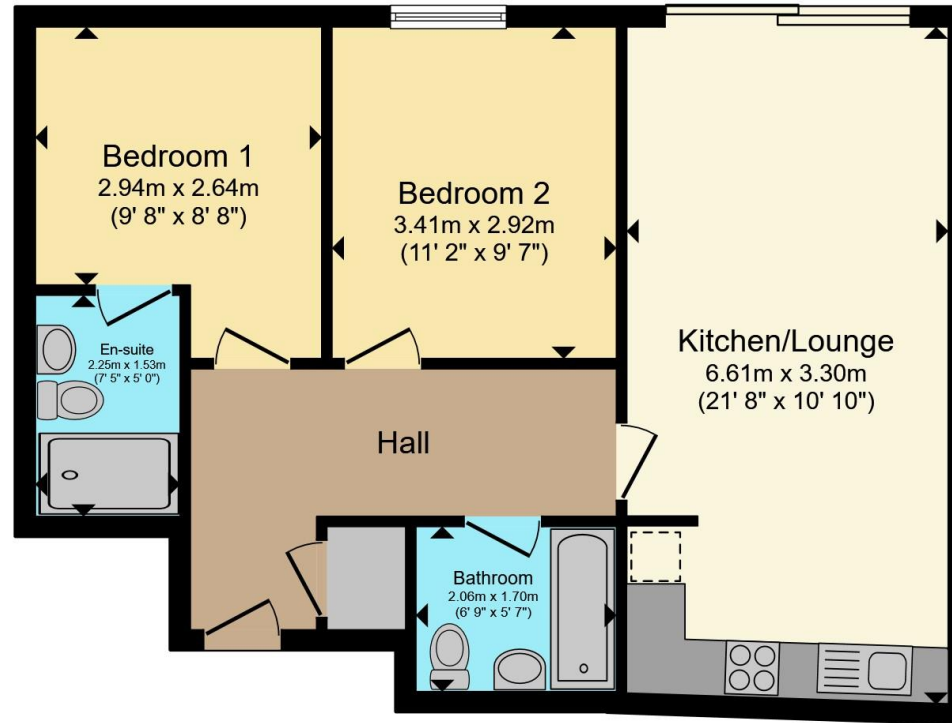
## Parking

One allocated parking space and visitors permitted parking.









Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
HITCHIN SG5 1AT

EPC Rating: B

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308640](http://connells.co.uk/Property/HIT308640)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT308640 - 0004