

LEASEHOLD



Apartment - Second Floor (EPC Rating: B)

**55 ELDER AVENUE, STOTFOLD, HITCHIN,
HERTS, SG5 4ST**

Offers Over

£280,000



First Step



2 Bedroom Apartment - Second Floor located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... 2 ALLOCATED PARKING spaces... STUNNING COUNTRYSIDE VIEWS... Lounge with JULIET BALCONY... Communal GARDEN... Integrated APPLIANCES...

CHAIN FREE...

STUNNING COUNTRYSIDE VIEWS...

2 DOUBLE BEDROOMS...

EN-SUITE SHOWER ROOM...

2 ALLOCATED PARKING SPACES...

COMMUNAL GARDEN...

This top floor apartment (ground, first and second floor) has staircase access.

The spacious luxury apartment has 2 double bedrooms, an en-suite shower room plus a bathroom and generous living accommodation with an open plan kitchen/diner/lounge with a Juliet balcony. The apartment offers excellent storage, 2 allocated parking spaces and a communal garden, bin storage and bike storage. There is also adequate visitor parking.

Communal Entrance

Mail box. Secure door entry system. Staircase to all floors - no lift.

Entrance Hallway

Window to rear. Two full height doors to 2 separate storage cupboards. Thermostat. Door entry system phone. Doors leading to:

Kitchen - open plan

11'3" x 7'1"

Window to rear. Fitted with a range of grey high gloss handleless wall and base units with complementary square edge work surface and upstand. Stainless steel sink and drainer. Integrated washer/dryer, upright fridge/freezer, slimline dishwasher and oven, 4 ring gas hob and extractor hood. Under plinth lighting. Wall mounted boiler in matching wall unit. Vinyl flooring. Opening to:

Lounge/Diner

16'4" x 11'3"

French doors & full height side windows with Juliet balcony to front aspect. Carpet.

Bedroom 1

12'4" x 9'6"

Window to front aspect. Wood panelling and carpet. Thermostat. Loft access: no ladder or boarding. Door leading to:

Bedroom 1 En-suite

White suite comprising: push button wc, pedestal wash hand basin and large fully tiled shower with glass bi-fold doors. Tiled storage shelf. Vinyl flooring.

Bedroom 2

12'4" x 8'11"

Window to front aspect. Wood panelling. Carpet.

Bathroom

Window to rear aspect. White suite comprising: push button wc, pedestal wash hand basin, fully tiled bath with wall mounted shower and glass screen. Vinyl flooring.

Communal Garden, bin & bike storage

Fence perimeter with side gated access, mainly laid to lawn. Door access to secure bin storage area. Secure bike storage.

Parking

2 allocated parking spaces (marked A & B).

Additional Material Information

Leasehold: 121 years remaining

Service Charge: £142.43 per month

EPC: Rating B

Council Tax: Band C

Builders Warranty: NHBC 6 years remaining

Traditional brick and block construction

Mains utilities

NO LIFT

Local Area

This property is situated at the end of a peaceful cul-de-sac on the Beauchamp Mill estate in Stotfold overlooking countryside views and is close to all local amenities.



There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle/upper school of Etonbury Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants

Agents Notes

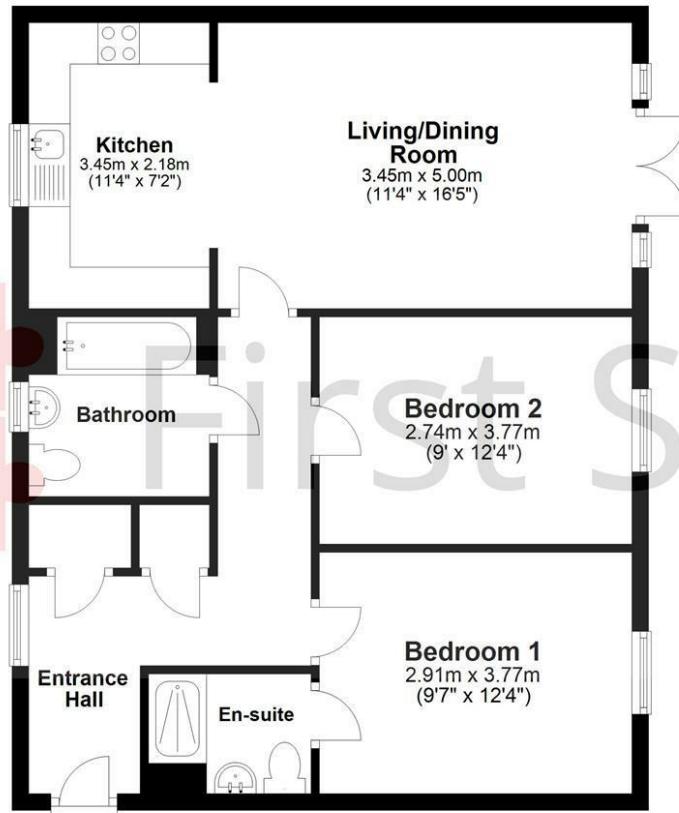
All sizes and details for the property are approximate and have not been confirmed by the vendor as correct and should not be taken as exact when ordering any products to fit.

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first



Second Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



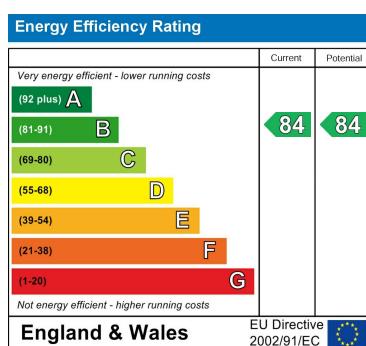
Total area: approx. 67.7 sq. metres (728.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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