



PUTTERILLS

est. 1992

DEVELOPMENT OPPORTUNITY

29 Talisman Street, Hitchin, SG4 0EZ

Guide price £169,950

CHAIN FREE - A one bedroom ground floor apartment in a popular cul de sac location, close to a green open space.

A good size ground floor apartment which comprises: a re-fitted kitchen, good sized living/dining room, double bedroom and a white bathroom suite. Outside there are well maintained communal grounds and parking.

Talisman Street is situated off Wedgewood Road, which in turn leads off St Michaels Road on the eastern side of Hitchin. The train station is within walking distance. The town centre, which provides comprehensive shopping and recreational facilities, is also within easy reach.

GROUND FLOOR

COMMUNAL HALLWAY

Entry door. Entry phone system.

ENTRANCE

Front door to:

HALLWAY

Built in cupboard housing hot water cylinder. Entry phone system.

SITTING/DINING ROOM 14'2" x 10'3" (4.32m x 3.12m)

Double glazed window to rear. Electric wall heater. Laminate flooring.

KITCHEN 10'10" x 6' (3.30m x 1.83m)

Double glazed window to rear. Excellent range of wall and base units with roll edge worktops. Tiled splash backs. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Built in electric hob with extractor hood over. Tiled floor.

BEDROOM 12'4" x 10' (3.76m x 3.05m)

Double glazed window to front. Electric wall heater. Laminate flooring.

BATHROOM

White suite comprising panelled bath with 'Mira' shower over, pedestal wash hand basin with low level wc. Tiled splash areas.

OUTSIDE

Well maintained communal gardens & parking.

EPC

EER: D

TENURE

LEASEHOLD

99 years from 1996, leaving 78 years remaining on the lease.

GROUND RENT - £90 per annum split into 2 x £45 payments (payable June & December)

MAINTENANCE CHARGE - £730.85 per annum split into 12 x £60.90 monthly payments.

AGENTS NOTE

The internal photographs included in these sales particulars were taken when the previous owner was in occupation. The property is currently tenanted and the furniture and some decorations have changed.

FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

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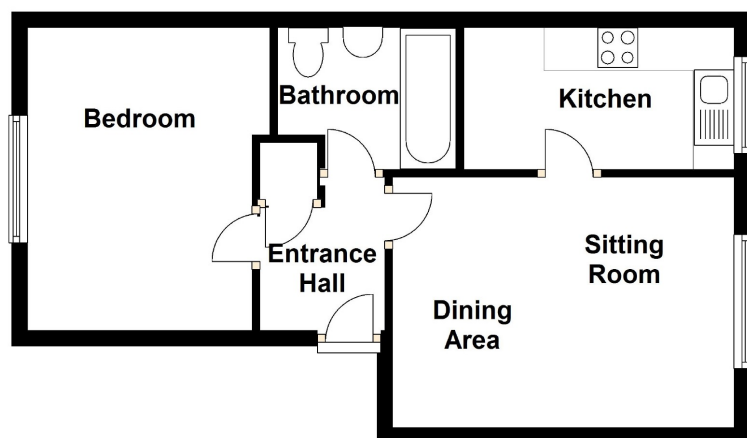




AERIAL VIEW: Surrounding area

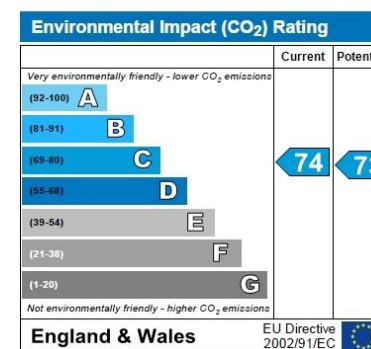
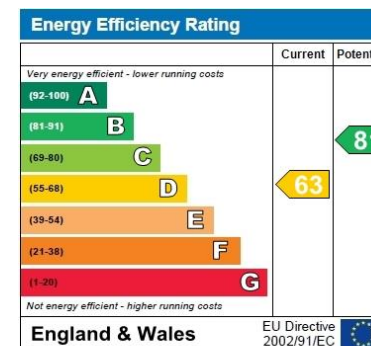
Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.9 sq. feet)

AERIAL VIEW: Site



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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