



A one bedroom retirement apartment located on the first floor located in a central location.

Saxon Court was constructed by McCarthy & Stone and comprises 29 properties arranged over 4 floors each served by lift. There is a House Manager who can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Appello response system, giving peace of mind to loved ones. There is a guest suite for when friends and family stay over and a residence lounge for meeting new friends. The communal gardens give some lovely outside space.

The apartment is modern, light and airy and with no forward chain a quick completion is possible.

The property is ideally located to access the town centre amenities. Hitchin often features as one of the best places to live in the UK and boasts a comprehensive range of shopping and recreational facilities, a traditional market and an abundance of restaurants, coffee shops and bars. Hitchin is well served by the Hitchin mainline railway station which is less than 1.5 miles away, providing fast and frequent trains to London Kings Cross, St. Pancras, Cambridge and Peterborough. The A1(M), junction 8, is approximately 3 miles away while airports (Luton 12 miles and Stansted 32 miles) are easily reachable.

ENTRANCE HALL

Security door entry system and emergency intercom. Door to airing cupboard with insulated hot water cylinder, immersion heater and electric meter.

SITTING ROOM 16'8" x 10'2" (5.08m x 3.10m)

Emergency pull cord.

KITCHEN 7'3" x 5'9" (2.21m x 1.75m)

Range of wall and base units with work surfaces over. Integrated oven with hob and extractor above.

BEDROOM 13'6" x 9' (4.11m x 2.74m)

Emergency pull cord.

BATHROOM 6'9" x 5'6" (2.06m x 1.68m)

TENURE

Leasehold

Term remaining: 84 years

Ground Rent: £350

Service Charge: £2,406.56 per annum

This information should be clarified by your legal representative.

EPC

EER: C

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.

SAND FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

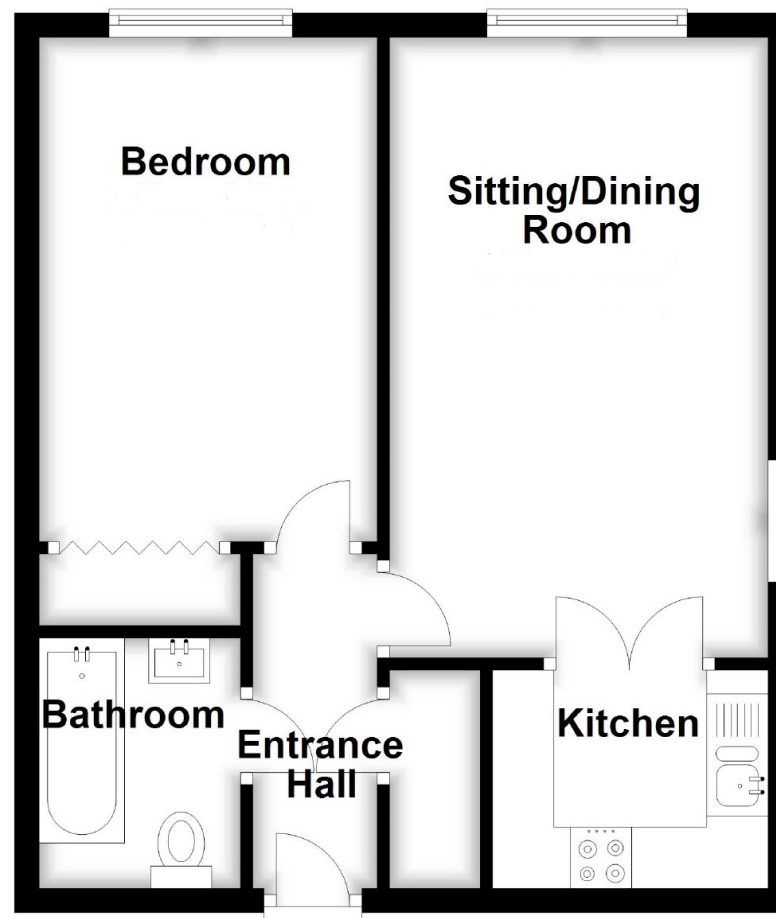
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 41.5 sq. metres (447.1 sq. feet)



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