Lot 51

Flat 33 Cadwell Green, Cadwell Lane, Hitchin, Hertfordshire, SG4 0AE



All enquiries Ref: Callum Glenn



- **Leasehold Self-Contained Third Floor Flat**
- **Requires Some Upgrading**
- **Full Vacant Possession**



Location:
The property is located in this residential block within a cul-de-sac to the north of Hitchen Centre. The town provides a good range of shopping and recreational facilities whilst Luton to the southwest and Stevenage to the south are easily accessible. The town has good transport links with the rail station at Hitchin providing a direct commuter service to London Euston with a journey time of just over 30 minutes.

Description:
This third-floor flat is located within a modern block. The flat itself is in reasonable condition but would benefit from some cosmetic updating prior to occupation or letting.

Accommodation:
Entrance Hall, One Bedroom, Open plan Reception Room with Kitchen, Bathroom/wc



EPC Rating: C

Council Tax Band: B

Tenure:
Held on a lease for a term of 99 years from 29th September 2006.

To view:
Strictly and only by prior arrangement with the auctioneers.



