

2 Bed Flat In Sharps Court Cooks Way, Hitchin, SG4 0JG

£210,000







## SHORT DESCRIPTION

Property Ref: 15828 We are pleased to present an exceptional Flat located at Atlantic Lodge, Cooks Way, SG4. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience and an allocated parking space with a pop-up key barrier. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. It's around the corner from the train station, with buses available from there too. Nearby schools. Tesco Express, NISA, Sainsburys Local and a 247 petrol station are within a few minutes walk. Several pubs very close by on either side of the train line. Very good local park for kids... Property Type: Flat Full selling price: £210000.00 Tenure: Leasehold Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied Chain free or Chain sale:Chain free

2

Bed Room(s)

1

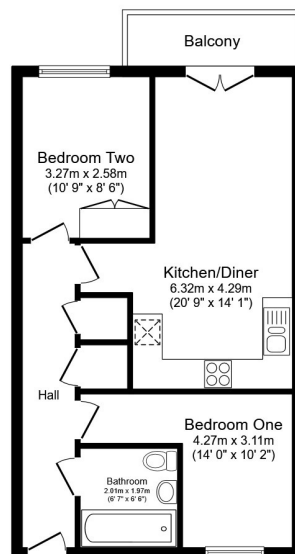
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

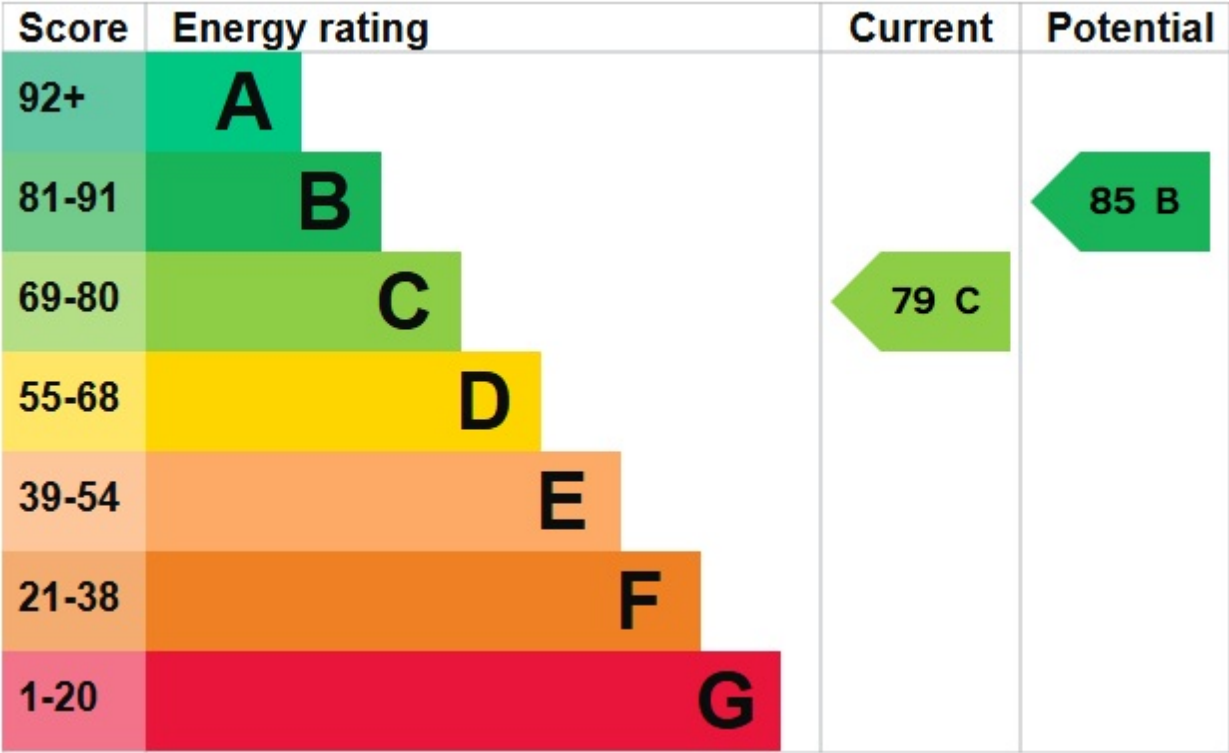


Total floor area 52.0 sq.m. (560 sq.ft.) approx

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.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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