



1 bed retirement property to buy in SG4

The Ridgeway, Codicote, Hitchin,
Hertfordshire, SG4 8YY

£81,000 Starting Bid

 x 1  x 2  x 1

Tenure

Leasehold

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Retirement Property
- ✓ Modern Kitchen
- ✓ Stairs and Lift Access
- ✓ EPC Rating D

Allocated parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to this retirement property offered chain free and set in this attractive modern purpose built complex with landscaped communal gardens. The apartment is conveniently located moments away from the facilities of the village High Street offering every day needs including convenience store, Post Office, pharmacy, bakery, butchers, eateries, hairdressers, dry cleaners, St. Giles Church and local bus routes to surrounding towns and villages including Welwyn Garden City and Hitchin.

The property consists of entrance hall, spacious lounge with doors leading out onto the garden and an arch leading into the kitchen, bedroom and bathroom with large walk in shower.

Main Entrance:

Secure entry system, stairs and lift to all floors, communal laundry room.

Communal Gardens:

Well presented landscaped gardens manly laid to lawn with an abundance of shrubs, flower beds and mature trees. There is a well stocked ornamental fish pond and many seating areas. Visitor parking and path leading from the building to a security gated entrance to the village High Street.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 86

Annual Ground Rent Amount: £600.00

Annual Service Charge Amount: £3,084.00

Price: Starting Bid £81,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The Ridgeway, Codicote, Hitchin, Hertfordshire, SG4 8YY

Contact your local branch today for more information on this property:

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