



2 Bedrooms



1 Bathroom



1 Reception



Communal Gardens



Allocated Parking



EPC Band C

Council Tax Band:

B £1,790.95 (2025/26)

Local Authority:

North Hertfordshire District Council



A well-proportioned 2-bedroom ground floor apartment with allocated parking, in a sought-after area, a short walk from Hitchin town centre.

#### Description

In need of some modernisation, this two-bedroom ground-floor apartment offers well-proportioned living accommodation. Upon entering, you're welcomed into a central hallway providing access to two bedrooms and a modern bathroom, leading to a bright, spacious living area. The living room benefits from abundant natural light, enhanced by sliding doors opening onto a pleasant green space. Adjoining is a generously sized modern kitchen, completing a home ideally suited to a first-time buyer, downsizer, or investor. Externally, the property offers allocated parking and visitor bays within a desirable development, surrounded by established planting and well-maintained communal green spaces. N.B This property's sale is managed by a registered charity. In line with relevant regulations, best endeavours have been made to ensure all material information known to the charity is disclosed. Prospective purchasers should independently verify accuracy and completeness.

#### Location

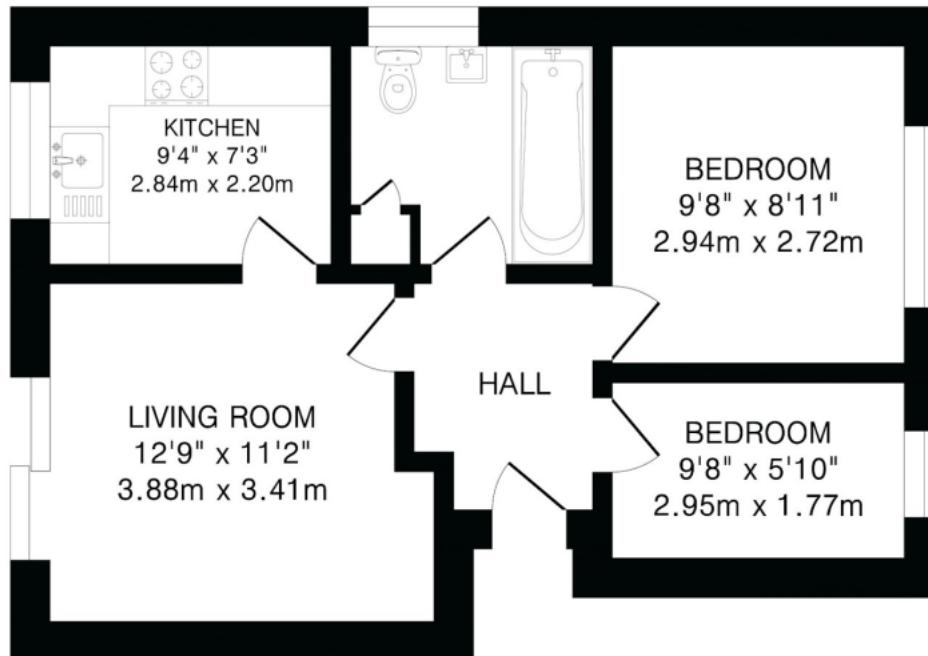
Westbrook Court is located in the highly sought-after SG4 9 postcode, within easy reach of Hitchin town centre and the mainline train station, which offers regular services to London King's Cross and Cambridge.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







## Ground Floor

TOTAL FLOOR AREA: 497 sq.ft.(46.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.