



**Harrison Court  
Harrison Close  
Hitchin  
Hertfordshire  
SG4 9SG**

**Offers In Excess Of £215,000**

**bettermove**

# Harrison Close Hitchin

Bettermove are proud to present this 2 bedroom retirement flat in Hitchin available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is C.

This is a leasehold property with approximately 120 years remaining on the lease; the ground rent is £117 half yearly and the service charge is £4,500pa.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the shower room. The exterior boasts communal gardens, perfect for enjoying the summer months.

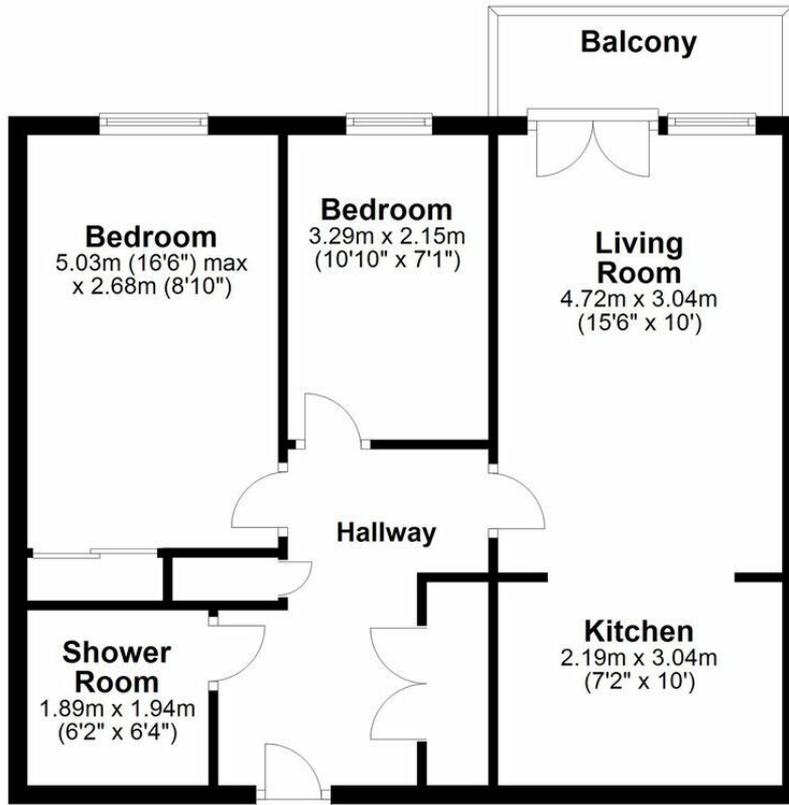
Located in the popular town of Hitchin, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A505, Hitchin train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Floor Plan

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 56.7 sq. metres (610.0 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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