



**The Ridgeway  
Codicote  
Hitchin  
Hertfordshire  
SG4**

**Offers in Excess of £102,000**

**bettermove**

# The Ridgeway Hitchin

Bettermove are proud to present this 1 bedroom retirement property in Codicote, available with no forward chain, and welcoming over 55s only.

The property benefits from double glazing, and electric heating throughout, with communal parking available.

The council tax band is C.

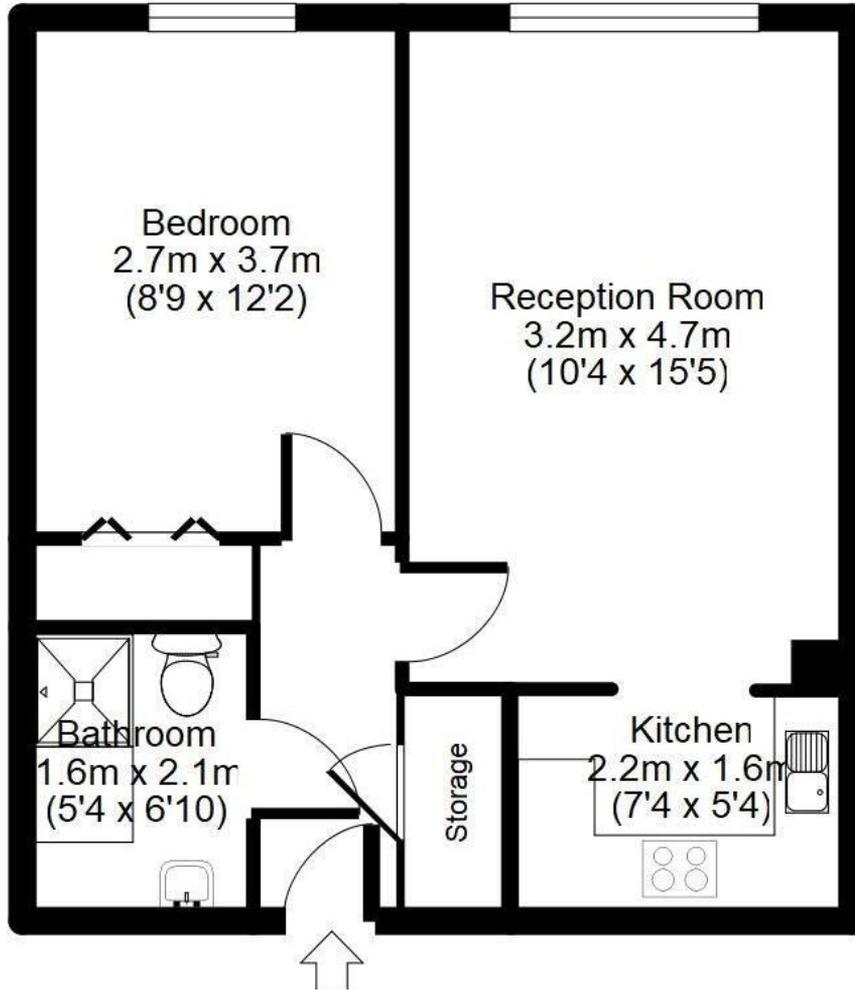
This is a leasehold property with 86 years remaining on the lease; the ground rent is £549.80 per annum, and the service charge is £2,500.00 per annum.

The interior of this well presented property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property also boasts lift access to all floors, laundry room, residents lounge with kitchenette and conservatory, alongside beautiful communal gardens, perfect for enjoying the summer months.

Located in the sought after village of Codicote, Hitchin, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Knebworth Train Station, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





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>		
(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>		
	77	81
<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>		
(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>		
	66	70
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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