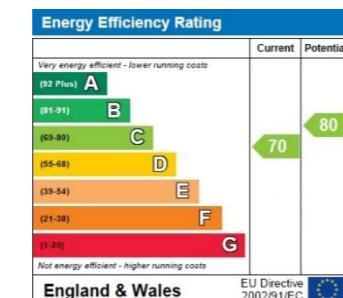
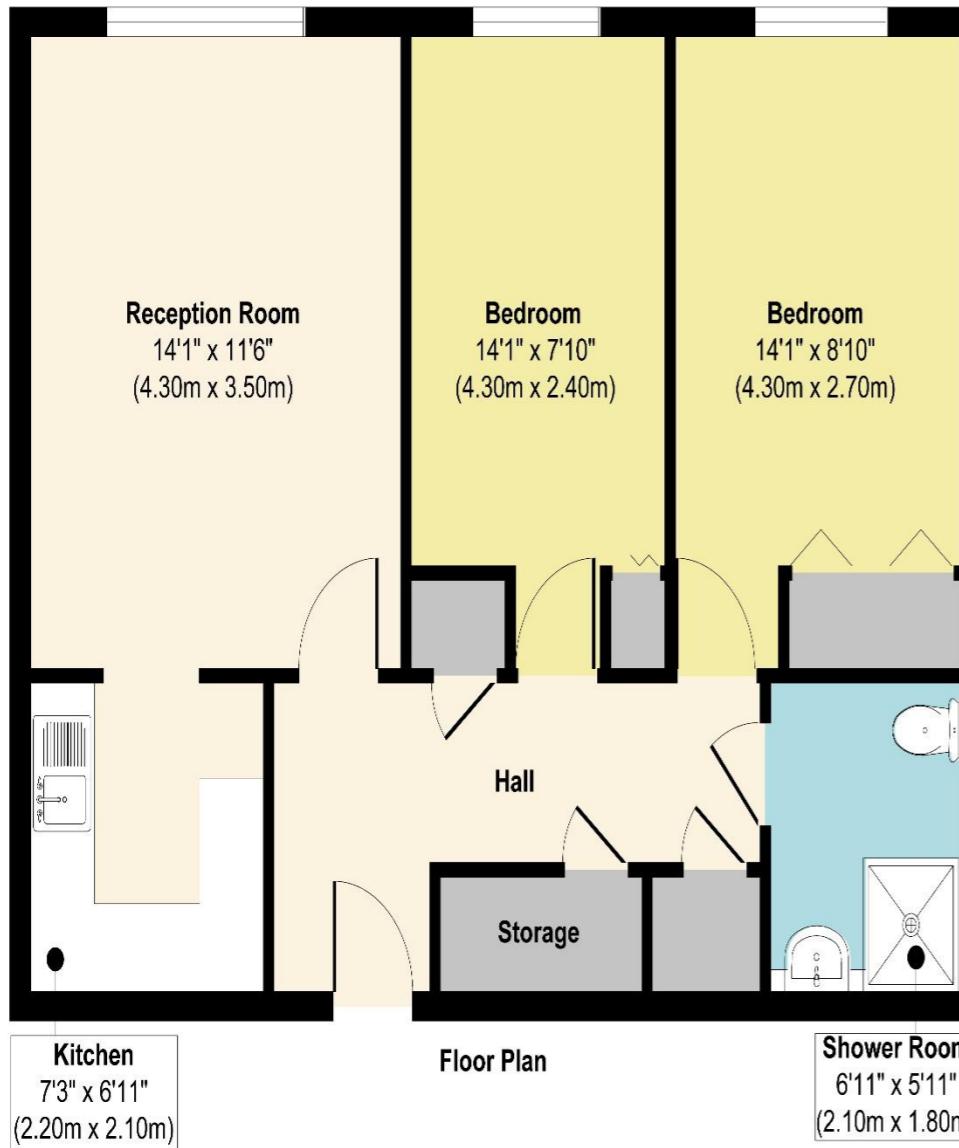


## Pond Court, Codicote



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

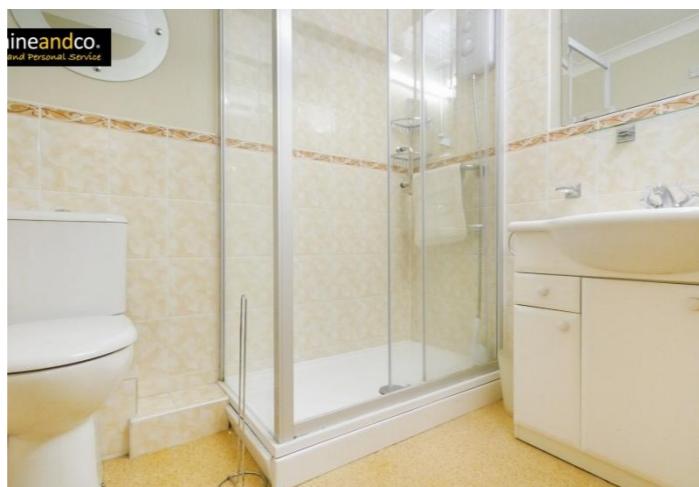
## Pond Court, Codicote, Hitchin, Herts Leasehold Guide Price £180,000



A CHAIN FREE, well presented top floor two bedroom retirement apartment for over 50s, set within the popular Pond Court development in Codicote. Offering lift access, communal facilities, gardens, and parking, all within easy reach of the High Street.

- CHAIN FREE
- Purpose built retirement apartment for over 50s
- Top floor position with lift
- Two bedrooms with built in wardrobes
- Open plan lounge and kitchen layout
- Well equipped kitchen with integrated dishwasher
- Modern bathroom with comfort height wc
- Three internal storage cupboards plus loft access
- Communal lounge, conservatory, and gardens, with weekly events
- Close proximity to Codicote High Street and local amenities





## Communal Entrance Hall

Secure communal entrance with entry phone system. Access to a residents' lounge hosting weekly events, communal conservatory, kitchenette, laundry room, bin store, communal wc, and the on site manager's office. Stairs and lift provide access to all floors.

## Entrance Hall

The private front door opens into a carpeted entrance hall with an entry phone system and doors to all rooms. There are three useful storage cupboards, including an airing cupboard.

## Open plan Lounge / Kitchen

### Lounge Area

A comfortable and well proportioned living space featuring carpeted flooring, radiator, emergency pull cord, and a double glazed window to the side. A blocked up fireplace provides a focal point, and the room flows naturally into the kitchen area.

### Kitchen Area

Fitted with a range of base and eye level units, roll edge worktops, and fully tiled walls. Appliances include an electric fan oven, electric hob with extractor hood, stainless steel sink with drainer and mixer tap, and an integrated dishwasher. There is space for a freestanding fridge and an extractor fan for ventilation.

### Master bedroom

A spacious double bedroom with carpeted flooring, radiator, side aspect double glazed window, built in wardrobe, and emergency pull cord.

### Bedroom two

A further well proportioned double bedroom, also carpeted and benefiting from a side aspect window, built in wardrobe, and emergency pull cord. Suitable as a guest room or hobby space.

### Bathroom

Designed with retirement living in mind, the bathroom includes a comfort height wc, vanity wash basin, heated towel rail, and an electric shower cubicle. The walls are part tiled, with an extractor fan and under floor fall detection system for added safety.

### Outside

Communal parking is available for residents. The development also benefits from well maintained communal gardens and shared outdoor seating areas. The property is conveniently located within walking distance of Codicote High Street and its range of local amenities.

## Further Details

The property is Leasehold  
Council Tax Band - Band D

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.