

# Archers Court – Sales Particulars

## Apartment 3 | £334,950



### Property Information

<b>Address</b>	ARCHERS COURT Apartment 3, Elmside Walk, Hitchin, Hertfordshire, SG5 1HB
<b>Price</b>	£334,950 (other weekly and deferred charges apply)
<b>Tenure</b>	Leasehold
<b>Bedrooms</b>	2
<b>Floor</b>	Ground
<b>View</b>	Rear Facing
<b>Features &amp; Appliances</b>	Patio Master Bedroom & Second Bedroom Lounge/dining area Modern kitchen with an oven & hob Level-access shower Specialist flooring in kitchen and bathroom to reduce slip hazards Raised power points Security optical door viewer & 24-hour emergency call system
<b>Lease</b>	The lease offered is a Non-Guaranteed Buy Back Lease with the remaining years left from the 125 year term granted on 1st January 2012.

**MHA Head Office:** Epworth House, Stuart Street, Derby, DE1 2EQ.

**MHA Head Office Phone:** 01332 296200 | **MHA Email:** [enquiries@mha.org.uk](mailto:enquiries@mha.org.uk) | **MHA Website:** [www.mha.org.uk](http://www.mha.org.uk)

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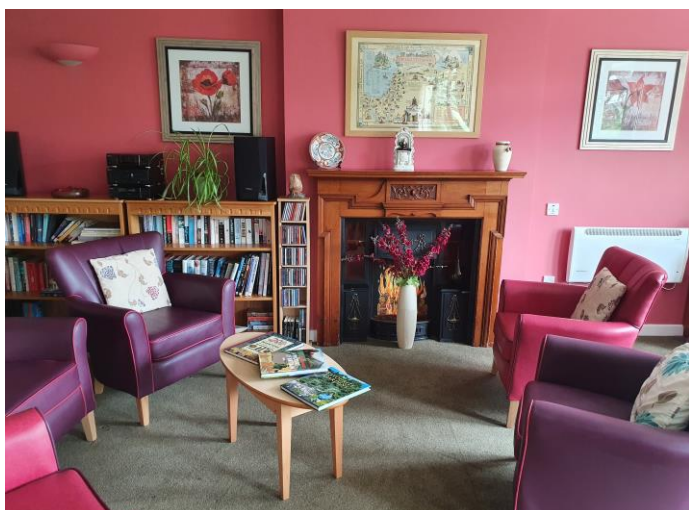
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### Scheme Information

<b>Description &amp; Location</b>	Archers Court is a purpose-built development of 24 apartments especially designed to make life comfortable for people in later life.
<b>Facilities &amp; Features</b>	Buggy Store; Residents' Lounge Guest Suite



### Charges & Services

<b>Charges</b>	Service Charge: £62.01 per week Wellbeing: £95.27 per week Ground rent: £356 per annum
<b>Wellbeing Service</b>	A wellbeing service is available, which includes 24-hour staffing support on site, help in any emergency as well as the organisation of an activity and events programme.
<b>Additional Services</b>	Additional services can be purchased to suit individuals, offering personal and domestic support. Please see the Key Facts Document(s) for information.

**Disclaimer:** The illustrations used within these particulars are representative only and are provided to give potential buyers an overall impression. No part of these particulars should be relied upon, when entering into a contract to purchase. Furniture is excluded from all apartments. Photography is representative only. These particulars should be read in conjunction with the Energy Performance Certificate and the Key Facts Document(s)

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