



Cadwell Green

Cadwell Lane, Hitchin,
Hertfordshire, SG4 0AE
Guide Price £260,000

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Facing over the green is this modern well presented two bedroom second floor apartment benefitting from a lease extension and no onward chain.

The property accommodation comprises entrance hall, living/dining room with open plan kitchen, primary bedroom with ensuite shower room, second bedroom and bathroom.

To the outside is allocated parking for residents.

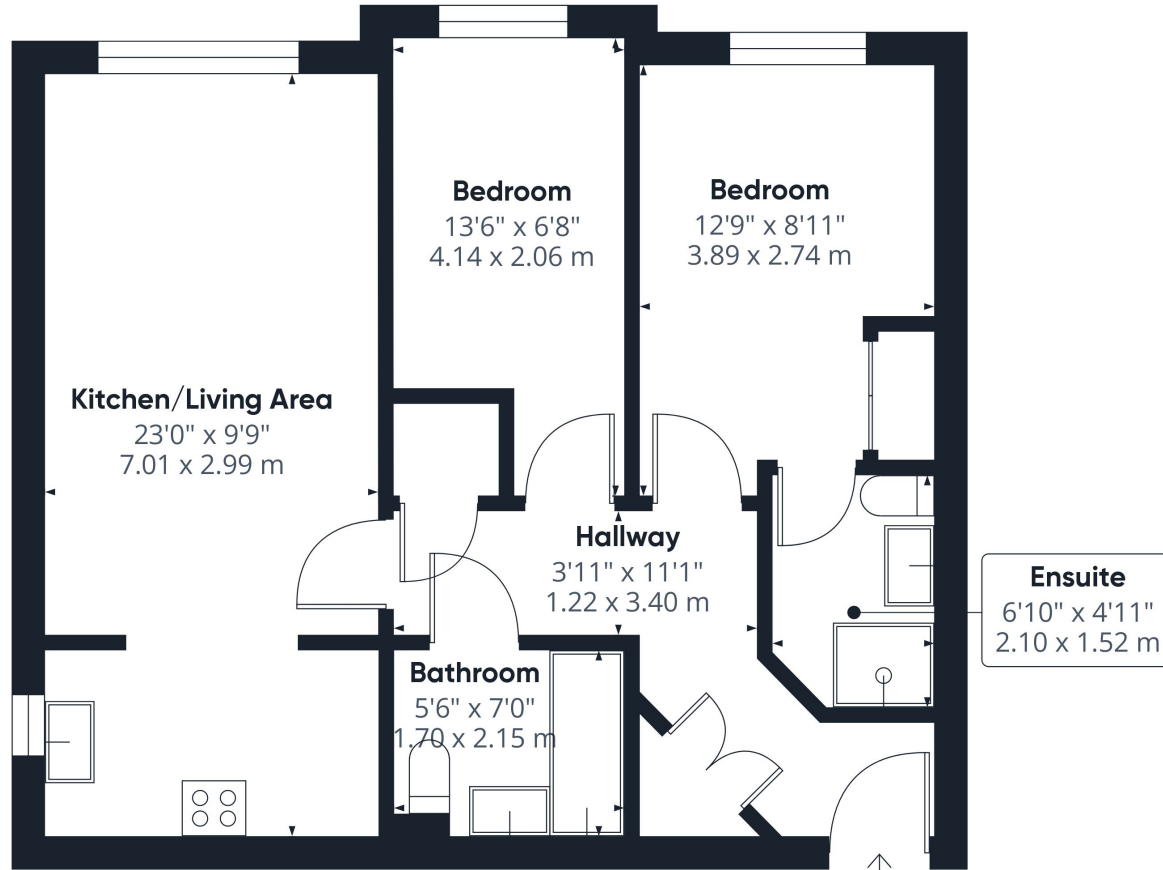
We have been advised by the vendor that the remaining lease on the property is 170 years, with a Service Charge of £1,440 per annum and a Peppercorn Ground Rent.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Second floor apartment
- Two bedrooms
- Allocated parking
- New lease
- No onward chain
- 1 miles, 23 mins walk to Hitchin town centre (as per Google maps)
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google maps)







Approximate total area⁽¹⁾

592.45 ft²

55.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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