



**Redoubt Close**  
Hitchin,  
Hertfordshire, SG4 0FR  
Guide Price £225,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Redoubt Close is a modern development of purpose built apartments situated 0.7 miles from the train station. This top floor, two bedroom property offers light and spacious accommodation.

The accommodation begins with a communal entrance hall with a stairway rising to all floors. Entering the apartment on the second floor there is a hallway with storage cupboard and access to all rooms including a lounge/diner, two bedrooms with a built-in wardrobe in the second bedroom and a family bathroom. There's a separate kitchen with an integrated electric oven and further space and services for a fridge and washing machine. Within the development is ample shared parking for residents; the property is offered with a new lease of 150 years with 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.

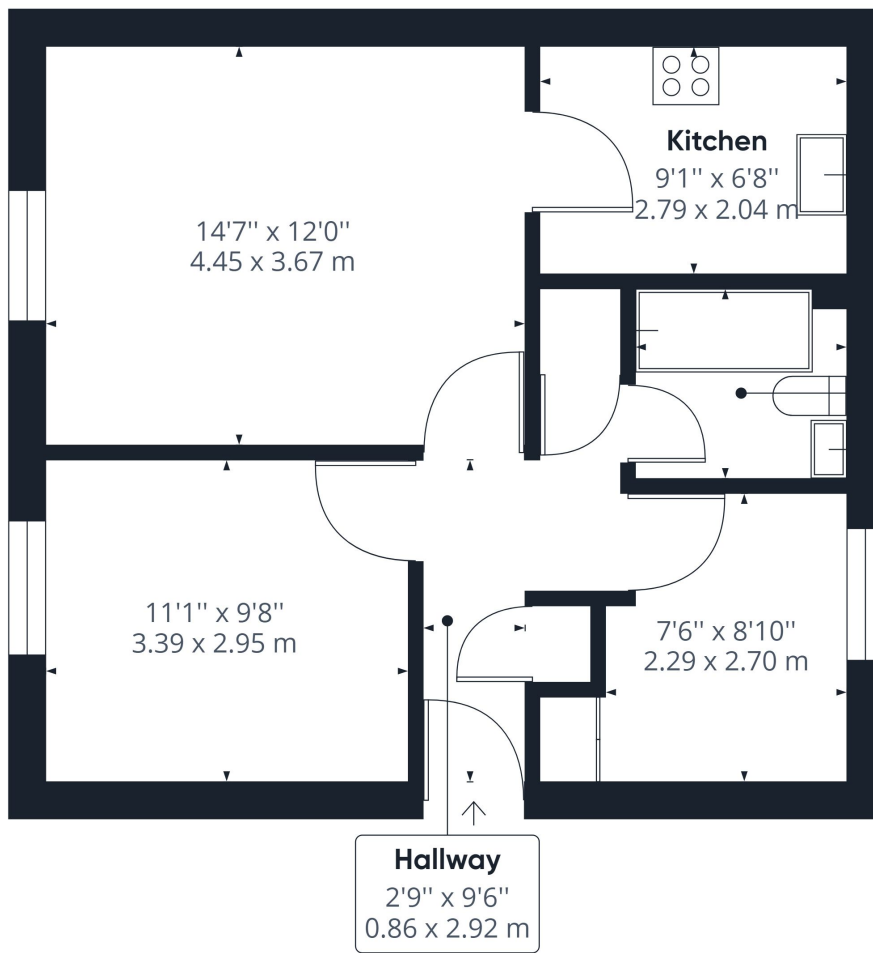
- Two bedroom top (2nd) floor apartment
- Ample residents parking available
- Vendor has advised the service charge is £1,480.75 (£352.12 every quarter) per annum.
- A new 150 year lease at peppercorn ground rent
- 0.7 miles, 15 min walk to Hitchin train station (as per Google maps)
- 0.7 miles, 14 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN











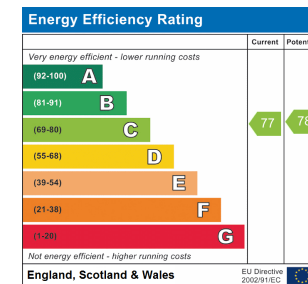
**Approximate total area<sup>(1)</sup>**

518.40 ft<sup>2</sup>  
48.16 m<sup>2</sup>

(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.

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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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