



# Dower Court

London Road, Hitchin,  
Hertfordshire, SG4 9EX  
Guide Price £325,000

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This beautifully presented two bedroom top floor apartment offers generous proportions, modern finishes, and a wonderfully bright atmosphere throughout. Ideally positioned within easy reach of Hitchin's vibrant town centre, the property combines convenience with comfortable contemporary living.

Stepping inside, a wide and welcoming entrance hall provides excellent storage and sets the tone for the space to come. The impressive living and dining area is filled with natural light with doors opening onto a private balcony. The dining area flows seamlessly into a separate modern fitted kitchen, thoughtfully designed with ample worktop and cupboard space. Both bedrooms are well sized doubles with the principal bedroom benefitting from its own WC, while the property is served by a sleek, modern bathroom suite.

Externally, residents can enjoy well kept communal gardens and the convenience of residents' parking.

We have been advised by the vendor that the remaining lease on the property is 961 years (from 1st January 2026), there is an Annual Service Charge of £2,000 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.

- No onward chain
- Spacious top floor apartment
- Private balcony
- Two spacious double bedrooms
- Modern fitted kitchen and bathroom
- Residents parking
- 0.5 mile, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 26 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

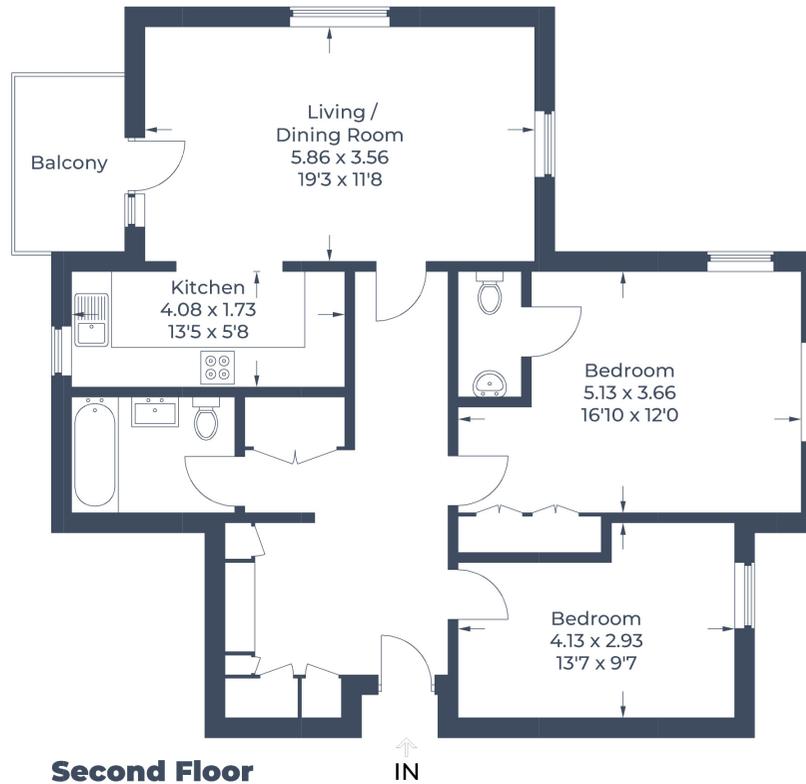


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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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