



Church View

Portmill Lane, Hitchin,
Hertfordshire, SG5 1EU
Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

An exclusive and highly popular town centre development perfectly placed in the heart of Hitchin, overlooking St Mary's church and the river Hiz.

Church View was built in 2016 and is a modern development of two bedroom apartments and penthouses. The properties have the benefit from a secure video entrance system, gated carpark and there are lifts and stairwells servicing all properties.

This well presented second floor town centre apartment offers spacious, modern and eco friendly accommodation. With two bedrooms, main bedroom with en-suite and a further bathroom, an open plan kitchen and living area with doors leading onto a delightful balcony. The kitchen comes fully fitted with modern appliances. Externally the property offers an allocated parking space in the car park.

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.

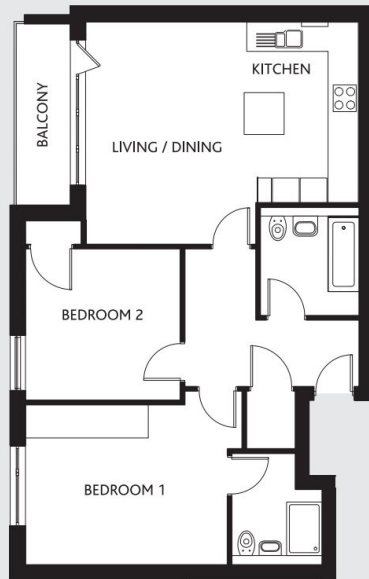
- Two bedroom first floor apartment
- Open plan living area and fitted kitchen with balcony access
- Main bedroom with ensuite shower room
- Secure video entry system and gated carpark
- We have been advised by our clients that the service charge is £1600 per annum
- We have been advised by our clients that the lease has just under 999 years remaining
- The property is a share of freehold
- NO ONWARD CHAIN





APARTMENT NINE

Second Floor
2 bedroom apartment
861 sq ft / 80 sq m

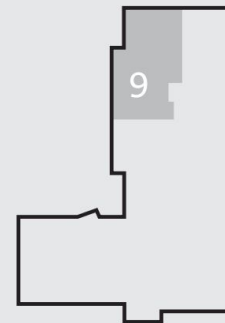


LIVING / DINING
4.95m x 3.73m max
16' 3" x 12' 3" max

KITCHEN AREA
3.99m x 2.34m max
13' 1" x 7' 8" max

BEDROOM 1
4.72m x 3.91m max
15' 6" x 12' 10" max

BEDROOM 2
3.38m x 3.38m
11' 1" x 11' 1"



Second Floor Locator

All dimensions are approximate and should be used for information only.
Balcony areas are not included in these dimensions.
All measurements are maximums.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	84	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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