



# Latchmore Court

Brand Street, Hitchin,  
Hertfordshire, SG5 1HX  
Guide Price £300,000

country  
properties



Perfectly positioned in the centre of vibrant Hitchin, this stylish and spacious two bedroom apartment offers modern living with the convenience of town centre amenities right on your doorstep.

From the entrance hall is a bright and open plan living space with large windows flooding the apartment with natural light. The sleek, fully fitted kitchen features integrated appliances and ample worktop space, flowing seamlessly into the open plan living and dining area.

Both bedrooms are well-proportioned, with the principal bedroom benefitting from a modern en-suite. A further bathroom includes W.C, wash hand basin and bath with shower attachment.

The property also benefits from secure, gated access, lift to all floors and well maintained communal areas.

We have been informed by the vendor that the remaining lease on the property is 118 years. With a Ground Rent of approx. £300 per annum and a Service Charge of approx. £1963 per annum.

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.

- Third floor apartment
- Two well proportioned bedrooms
- En-suite to principal bedroom and family bathroom with bath
- Modern finish throughout
- Lift access to all floors
- Town centre location
- 0.9 miles, 19 mins walk to Hitchin train station (as per Google Maps)

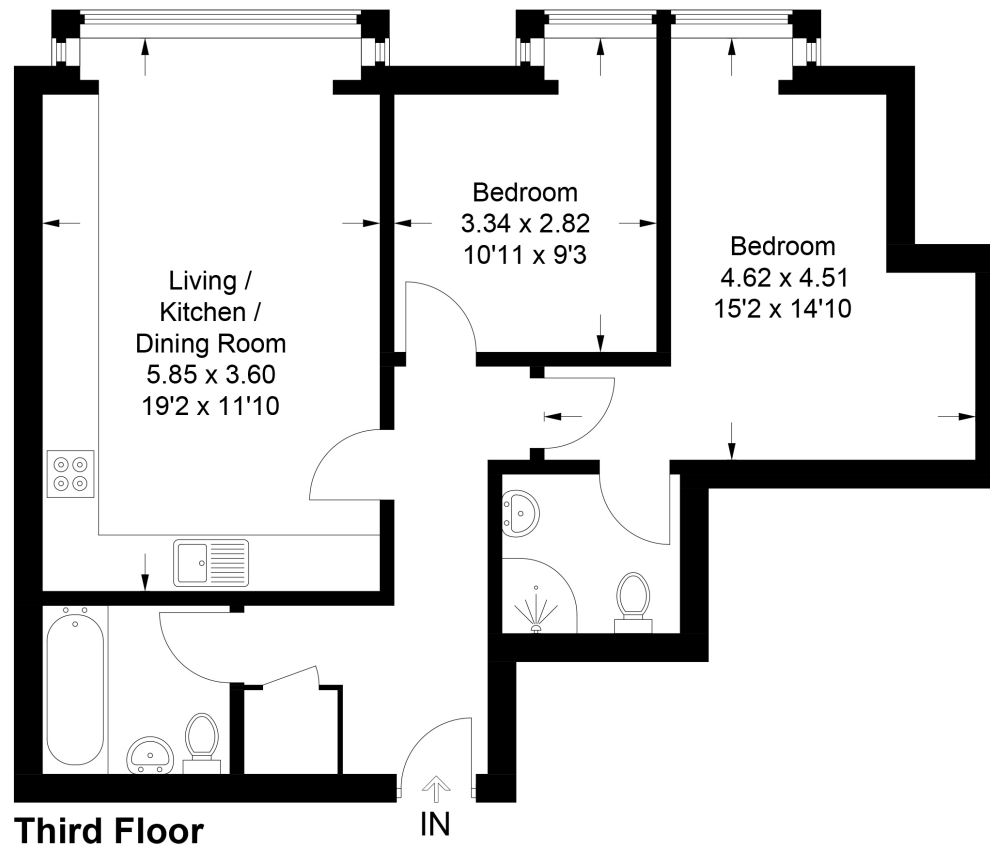








Approximate Gross Internal Area  
60.2 sq m / 648 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	73
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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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