



**Sanders Place**  
Walsworth Road, Hitchin,  
Hertfordshire, SG4 9SY  
guide price £270,000



A delightful two-bedroom first floor apartment located in a much sought after gated development providing easy access to Hitchin train station and Town centre.

Offered for sale chain free, the property offers a generous accommodation with a spacious living room and separate kitchen, main double bedroom with an en-suite shower room, second bedroom and bathroom. The property also has the added benefit of a balcony accessed from both bedrooms and secure underground parking.

#### Lease details

Lease remaining: 107 years (as advised by the vendor)

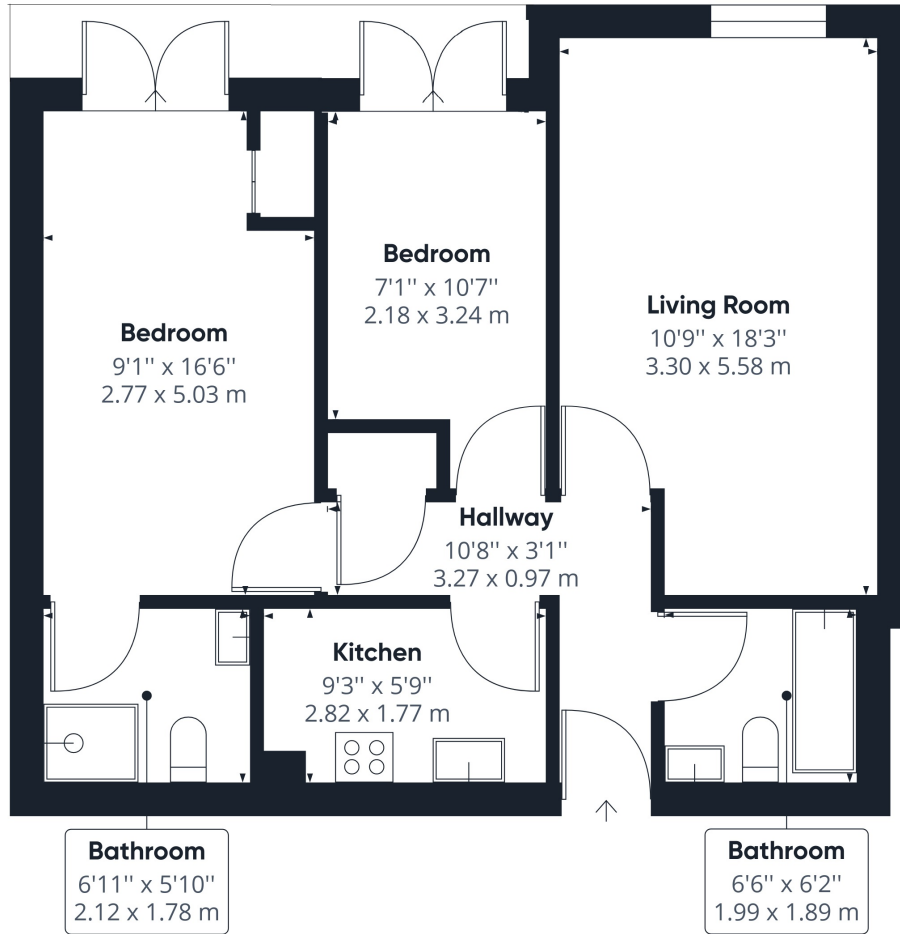
Service charge: £1,200 per annum Ground rent: £150 per annum (as advised by the vendor)

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.

- First floor two bedroom apartment
- En-suite to main bedroom
- Balcony off of both bedrooms
- Electric security gates
- Underground parking
- 0.2 mile, 4 min walk to Hitchin train station (as per Google maps)
- 0.7 mile, 14 mins walk to Hitchin town centre (as per Google maps)
- Chain free







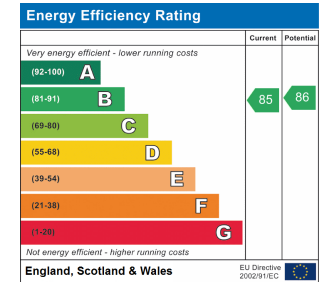
Approximate total area<sup>(1)</sup>

626.74 ft<sup>2</sup>  
58.23 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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