



The Maples

Hitchin,
Hertfordshire, SG4 9HA
Guide Price £280,000

country
properties

This bright and generously proportioned two bedroom top floor apartment offers an inviting blend of comfort, convenience, and well planned living space. Positioned to enjoy elevated views with plenty of natural light and tucked away in a quiet corner of the development, the property is ideal for first time buyers, downsizers, or investors seeking a well maintained home in a desirable location.

The accommodation features a spacious living room with a sliding door opening onto a private balcony. A separate fitted kitchen provides ample storage and workspace, along with space for a dining table and chairs. Both bedrooms are well designed doubles, offering generous floor space and the bathroom suite completes the layout with a clean and practical finish.

Additional benefits include access to a single garage, providing secure parking or valuable extra storage.

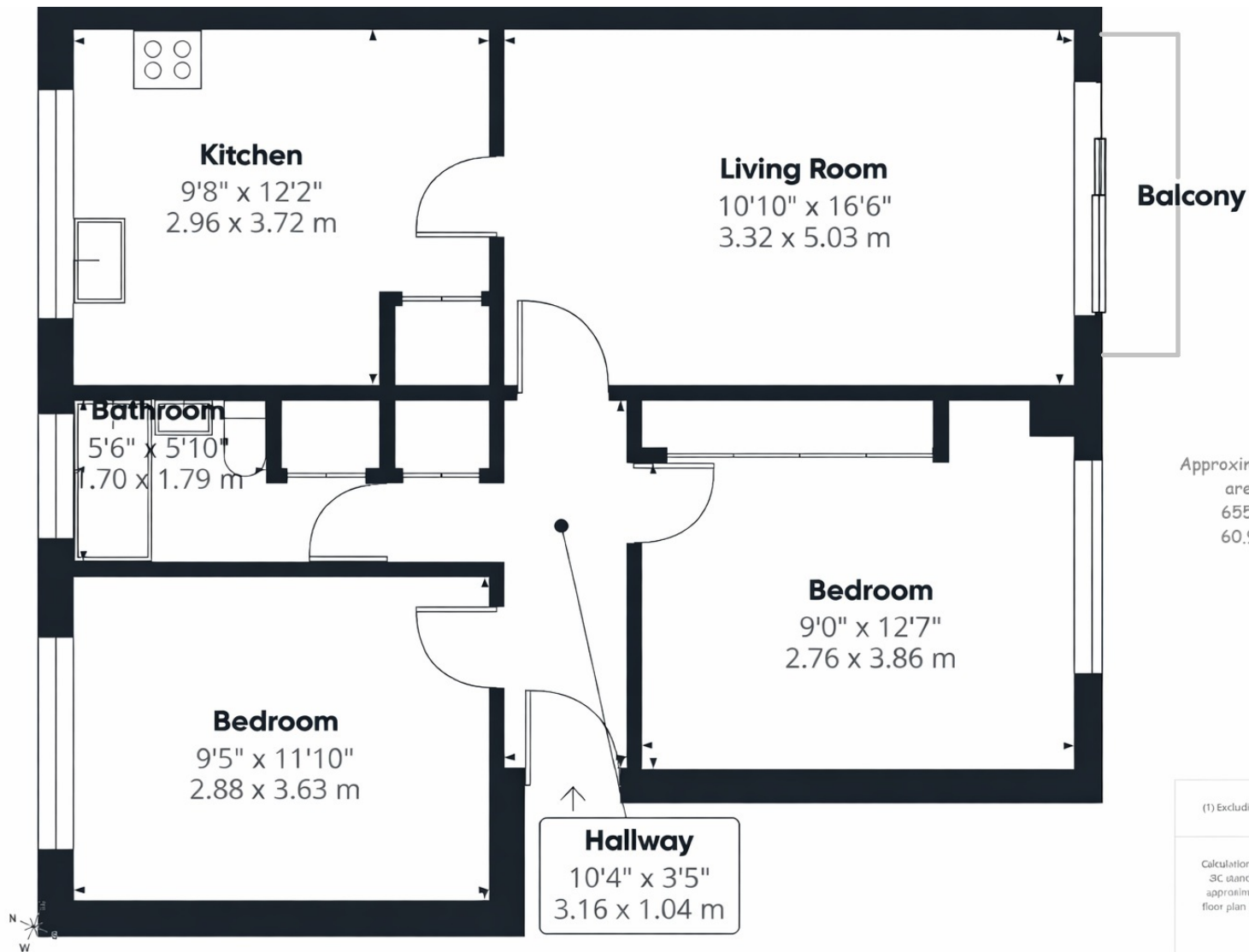
We have been informed by the vendor that the remaining lease on the property is 136 years. With a peppercorn Ground Rent and a Service Charge of approx. £1151.82 per annum.

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.

- Second floor apartment
- Two double bedrooms
- Private balcony
- Single garage
- No onward chain
- 0.8 miles, 17 mins walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 29 mins walk to Hitchin train station (as per Google maps)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	79
	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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