Park Gate

Hitchin,
Hertfordshire, SG4 9BP
Guide Price £210,000

country properties

This well presented one bedroom first floor maisonette offers bright, comfortable living just a short stroll from Hitchin town centre and is available with no onward chain.

The property features a spacious open plan living area, enhanced by generous natural light and a modern fitted kitchen, creating a welcoming and sociable space. The double bedroom includes a useful built-in storage cupboard, while the bathroom is neatly appointed. A landing area with additional storage cupboards adds to the practicality of the layout.

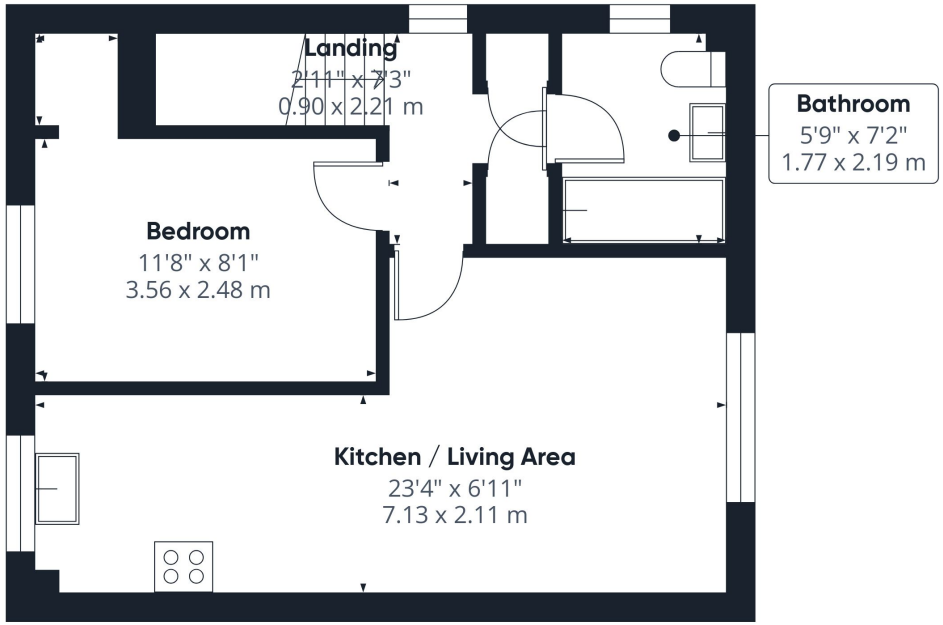
Outside, residents benefit from permit parking, providing convenient access for those with a vehicle.

We have been advised by the vendor that the remaining lease on the property is 145 years (159 from 2012). There is a Service Charge of £521 with no Ground Rent payable.

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 maisonette
- Open plan living with modern fitted kitchen
- One double bedroom
- Residents permit parking available
- Town Centre Location
- No onward chain
- 0.2 mile, 3 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 21 min walk to Hitchin train station (as per Google Maps)

Floor 0



Floor 1

Approximate total area(1)

435 ft²

40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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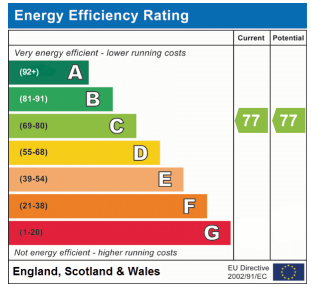

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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