



The Foundry

Cooks Way, Hitchin,
Hertfordshire, SG4 0BW
Guide Price £295,000

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This superb property is part of a wonderful development that was built in 2018 and forms part of The Foundry, a sought after development situated at the bottom of Cooks Way in Hitchin. The apartment is part of a small community which benefits from secure entry system and communal gardens.

The property offers modern and spacious accommodation comprising of a generous open plan living room with dining area and modern fitted kitchen. From here is an inner hallway that provides access to the principal bedroom, guest bedroom and a family bathroom. It also benefits from double glazing throughout and radiator heating.

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.

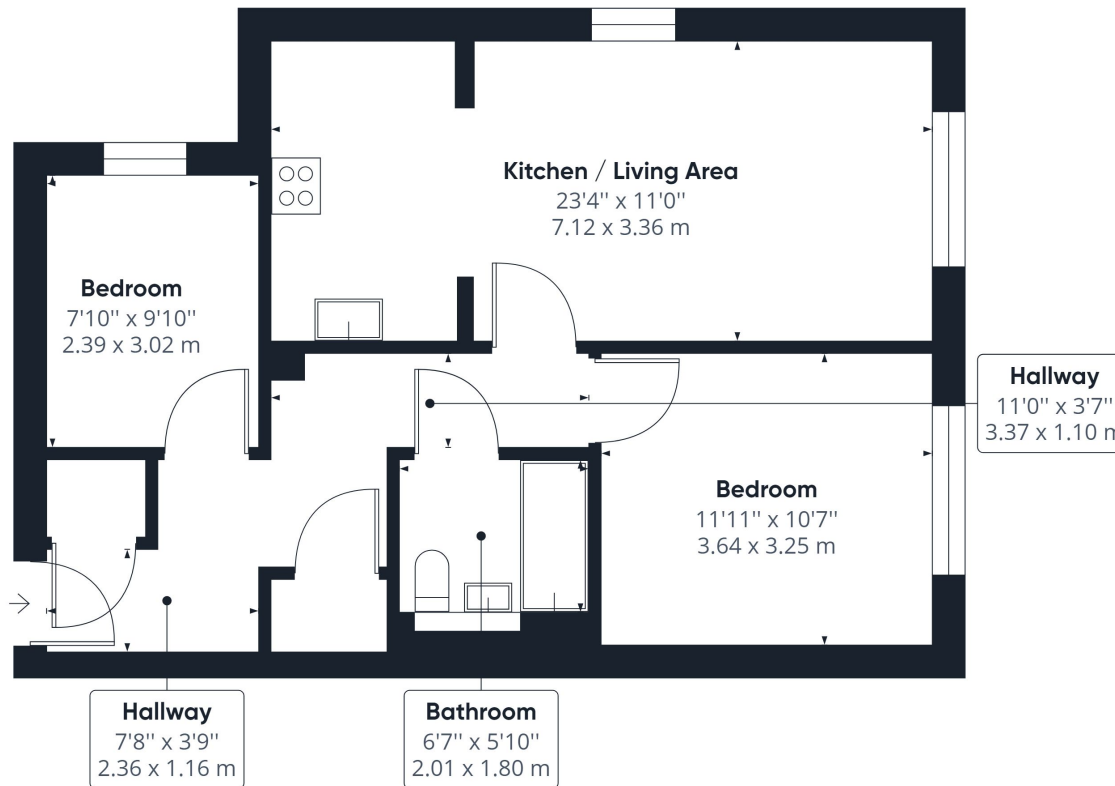
We have been advised by the vendor that the remaining lease on the property is 119 years with a service charge of £1,392 per annum and a ground rent of £250 per annum.

- A beautiful two bedroom ground floor apartment
- Modern development close to Hitchin train station
- Open plan kitchen/living and dining area
- Communal gardens and allocated parking
- Short distance from the train station
- 0.3 miles, 5 mins walk to Hitchin train station (as per Google Maps)
- 0.8 miles, 16 mins walk to Hitchin town centre (as per Google Maps)







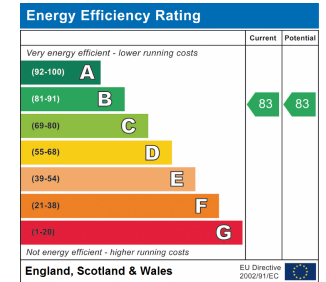


Approximate total area⁽¹⁾
631.44 ft²
58.66 m²

(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

Viewing by appointment only

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