



# Johnson Place

65 Walsworth Road, Hitchin,  
Hertfordshire, SG4 9FJ  
£280,000

COUNTRY PROPERTIES  
PART OF HUNTERS



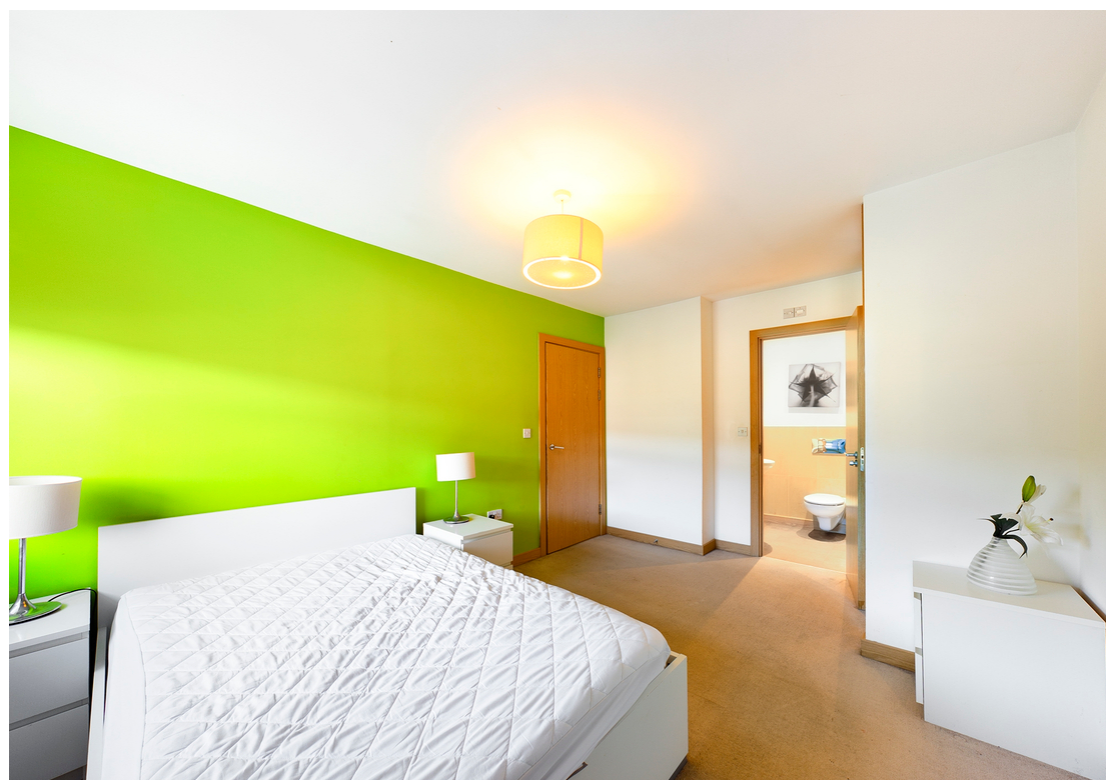
Offered to the market with no onward chain is this two bedroom, two bathroom top floor apartment. The property comprises of entrance hall, living area/kitchen with modern fitted units and built in appliances, main bedroom with ensuite shower room, second double bedroom and family bathroom. The apartment benefits from secure allocated parking and communal gardens.

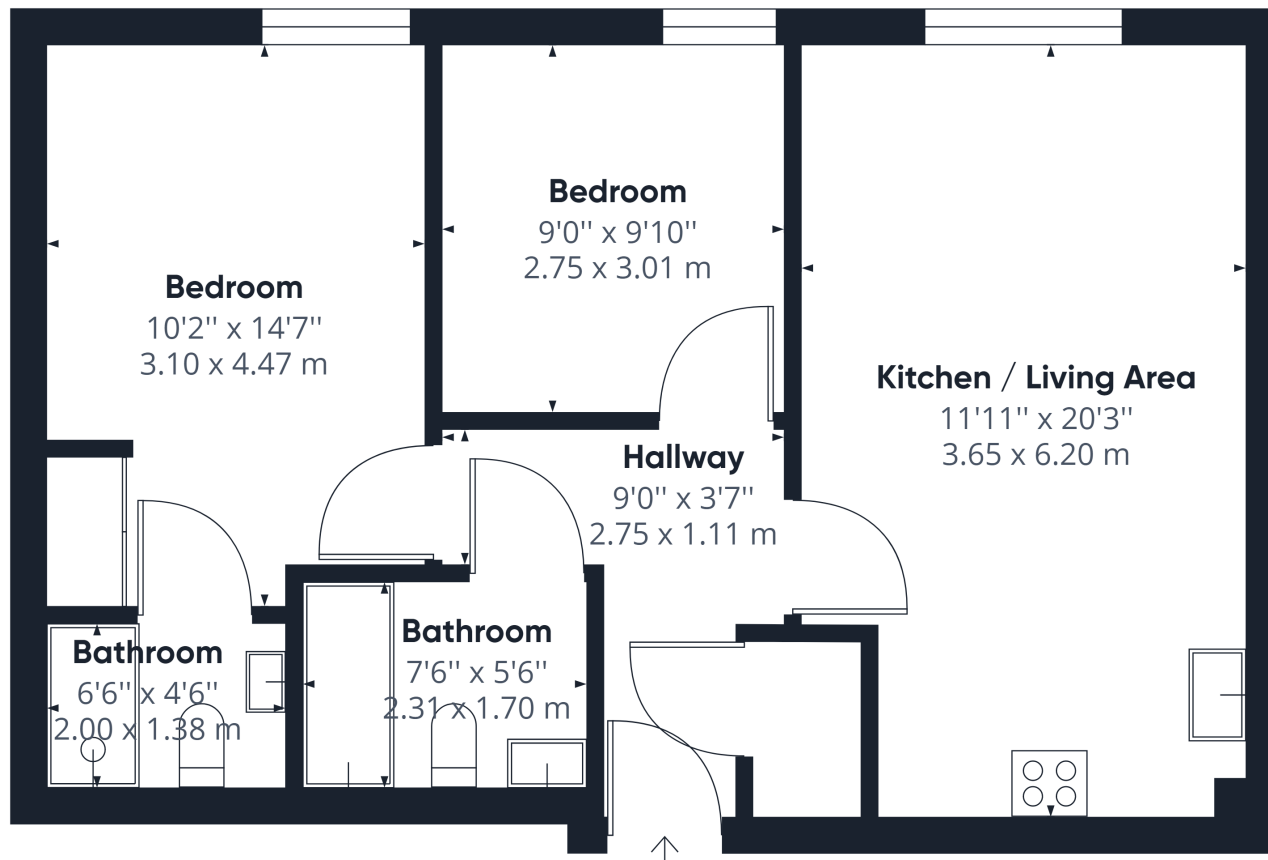
We have been advised by our vendor that the remaining lease on the property is 105 years with a ground rent of £350.00 per annum. The Service charge is to be confirmed.

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.

- Modern two bedroom apartment
- Close to Hitchin train station
- Allocated parking
- 21 mins walk, 1 mile to Hitchin town centre (as per Google maps)
- 3 mins walk, 0.2 miles to Hitchin train station (as per Google maps)







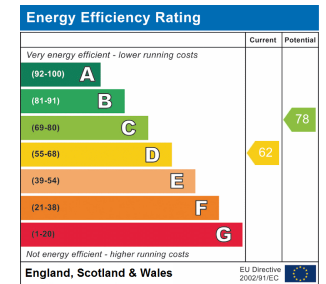
Approximate total area<sup>(1)</sup>

627.07 ft<sup>2</sup>  
58.26 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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