



Wilshire Court

Queen Street, Hitchin,
Hertfordshire, SG4 9TT
Guide Price £210,000

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A spacious ground floor purpose built one bedroom retirement apartment. This property is ideally located to the rear of the development and benefits from lovely outside communal gardens. The development itself is ideally located with a range of amenities close by and a short walk into the market square.

The apartment is well presented throughout and is offered with no onward chain. There is an entrance hall with a good size storage cupboard, a generous living room with dining area and double doors leading out to the gardens. Door through to the kitchen with appliances and built-in storage and work tops. There is a good size bedroom and a bathroom. Externally the property boasts large communal gardens and shared parking.

There is a lovely communal area at Wilshire Court which includes a spacious living room, kitchen and laundry facilities.

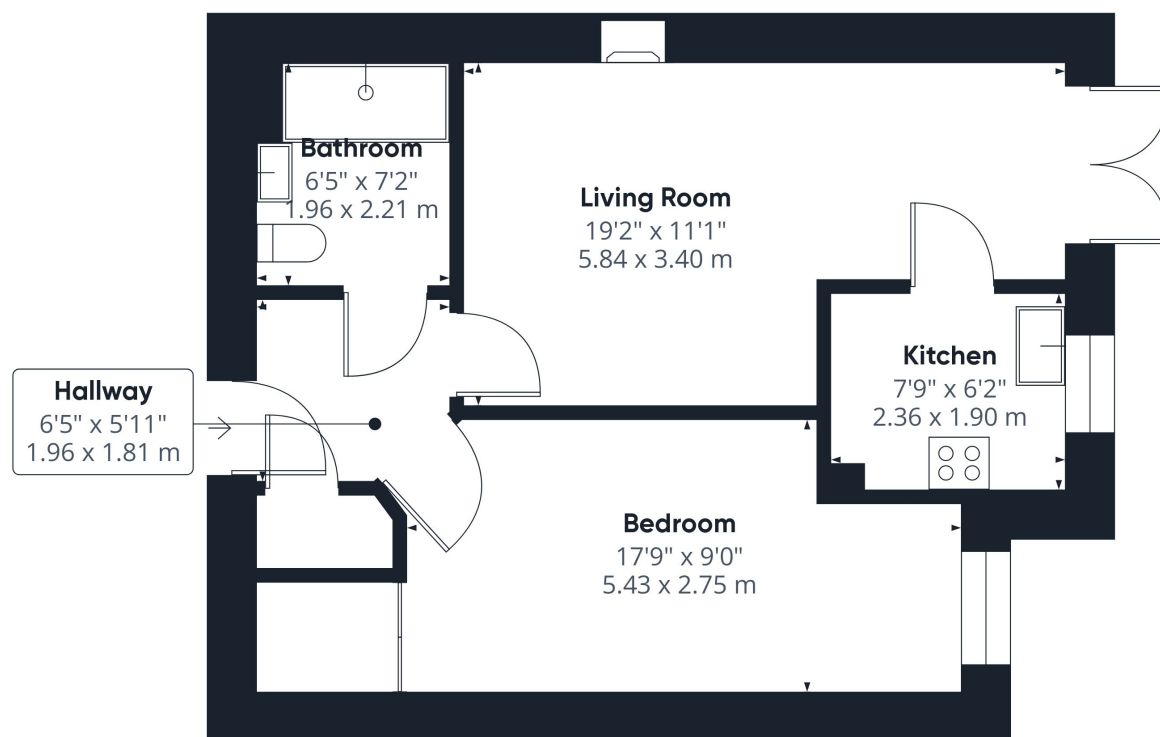
We have been advised by the vendor that the remaining lease on the property is 106 years, with a Service Charge of £3000 per annum and a Ground Rent of £399 also paid per annum.

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.

- One bedroom ground floor retirement apartment
- Living room leading out to communal gardens
- Separate kitchen with storage and work surfaces
- Refitted bathroom suite
- 0.3 mile, 8 Mins walk to Hitchin town centre (as per Google Maps)
- 0.9 mile, 20 mins walk to Hitchin Mainline Railway Station (as per Google Maps)
- NO ONWARD CHAIN







Approximate total area⁽¹⁾

488.15 ft²

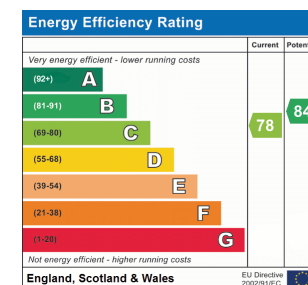
45.35 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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