



# Bedford Road

Hitchin,  
Hertfordshire, SG5 1HF  
Guide Price £325,000

country  
properties



An immaculate and modern two bedroom first floor retirement apartment situated in a sought after development within a short walk to the town centre.

Accommodation comprises entrance hall, spacious living room with modern fitted kitchen including breakfast bar, two double bedrooms and modern fitted shower room.

The development benefits from a lovely communal lounge and facilities and has lifts and stairs to all floors. The apartment incorporates a spacious lounge/diner, two bedrooms, shower room and resident parking. The development is warden controlled and includes a care alarm system.

Lease Length – 99 Years from 2009 – (owner advised)

Service Charge – Approx £3,000 p/a (owner advised)

Ground Rent – Approx £500 p/a (owner advised)

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.

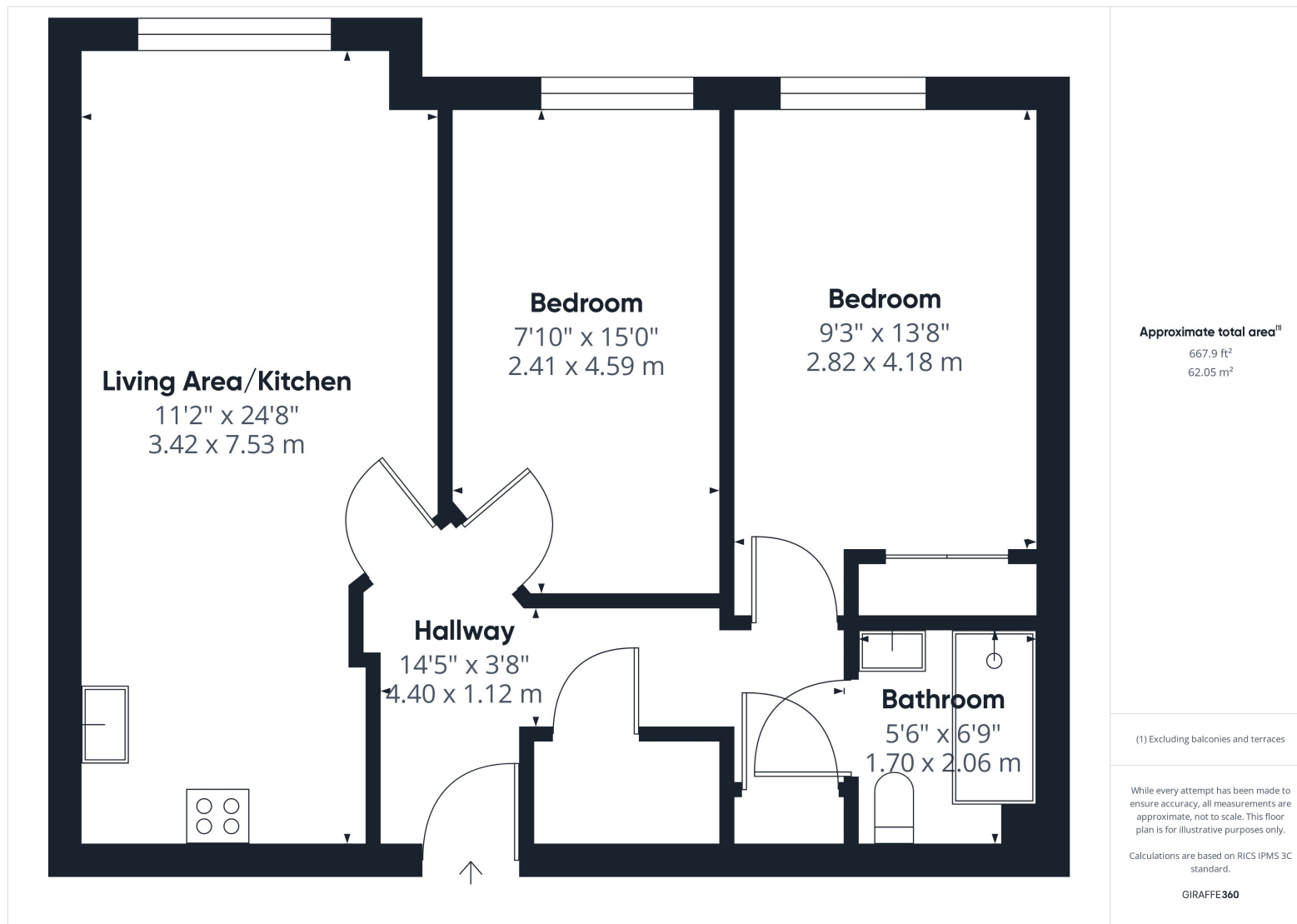
- Two Bedroom Apartment
- Age Exclusive Development
- Warden Controlled
- Communal Lounge and Facilities
- Communal Garden
- 1.0 mile, 21 min walk to Hitchin train station (as per Google maps)
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google maps)











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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