



Malthouse Court

Bridge Street, Hitchin,
Hertfordshire, SG5 2DJ
Guide Price £230,000

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This bright and inviting one bedroom apartment is perfectly positioned on the top floor of the sought after Malthouse Court development. Offering a blend of modern comfort and convenience, this home is ideal for first time buyers, professionals, or investors looking for a property in the heart of Hitchin.

The apartment opens into a hallway leading to a generous open plan living and dining area with Juliet balcony. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. The adjoining modern kitchen is fitted with contemporary units and integrated appliances, making it both stylish and practical for everyday living.

The double bedroom includes fitted wardrobes and storage space and a sleek, well presented bathroom completes the accommodation, featuring a modern suite with bath and shower over.

As part of a well maintained development, the property benefits from secure entry and its elevated position on the top floor also offers privacy and pleasant views across the town.

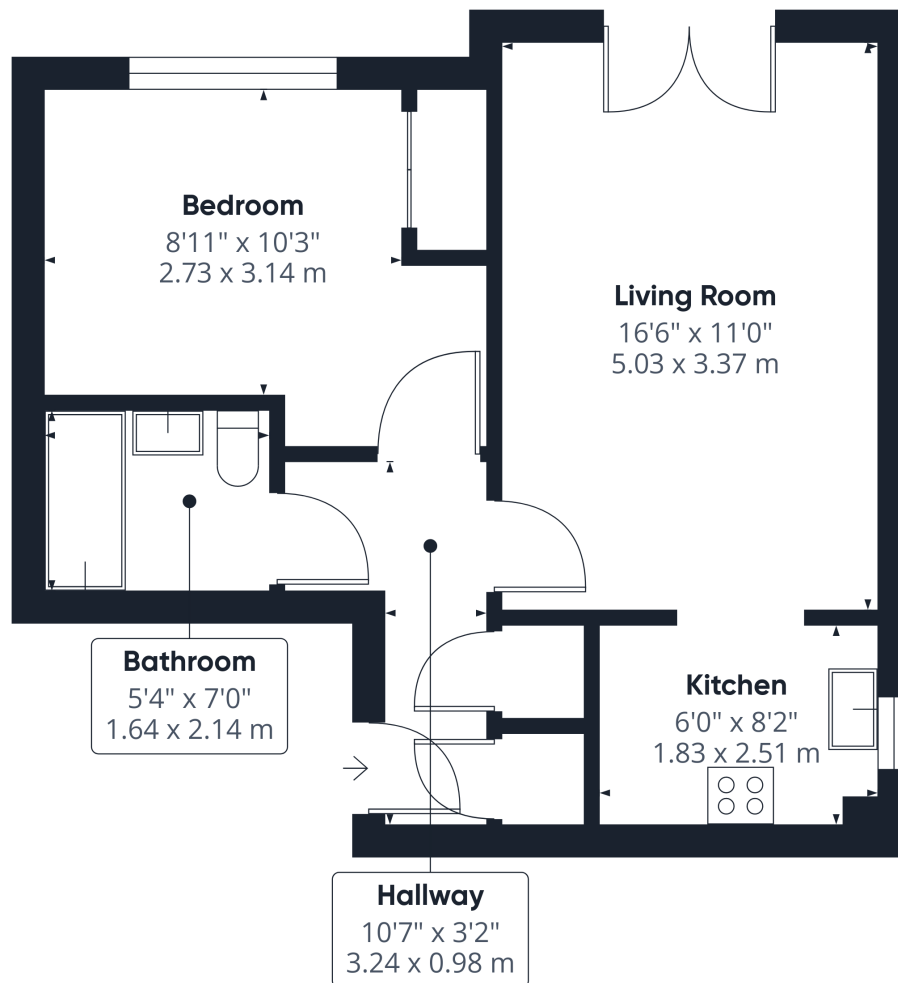
We have been informed by the vendor that the remaining lease on the property is 109 years. With a Ground Rent of approx. £250 per annum and a Service Charge of approx. £1,300 per annum.

Malthouse Court enjoys a prime location just off Bridge Street, moments from Hitchin's historic market square. Residents are within easy reach of the town's vibrant mix of independent shops, cafés, and restaurants, as well as green spaces such as Windmill Hill and Bancroft Gardens. For commuters, Hitchin Station is a short walk away, providing direct services to London King's Cross in under 30 minutes.

- Top floor apartment
- Town centre location
- No onward chain
- Living room with Juliet balcony
- 0.2 miles, 3 mins walk to Hitchin town centre (as per Google maps)
- 1 miles, 21 mins walk to Hitchin train station (as per Google maps)







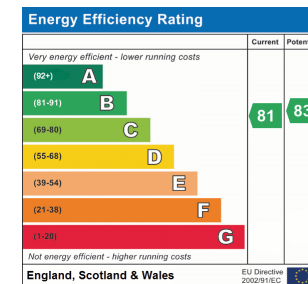
Approximate total area⁽¹⁾

453 ft²
42 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

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