



# High Street

Hitchin,  
Hertfordshire, SG5 1BH  
Guide Price £500,000

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properties



A unique and charming Grade II listed two to three bedroom apartment perfectly positioned within the heart of Hitchin's vibrant Town Centre with over 1,200 sq ft of accommodation.

The property boasts an entrance porch and hallway, spacious living room, separate dining room, kitchen and modern fitted bathroom. There are two large double bedrooms and an additional reception room or further bedroom providing access to eaves storage space. Throughout this property are period features, blending character with a modern touch.

The current owners have access to two parking spaces as per a verbal agreement with the management company.

We have been advised by the vendor that the remaining lease on the property is approximately 104 years. There is a Ground Rent of approx. £400 per annum and ad hoc charges associated with maintenance of the communal areas.

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.

- Accommodation in excess of 1200 sq ft
- Two/Three bedroom unique apartment
- In the heart of Hitchin's vibrant town centre
- Modern fitted bathroom
- Separate dining room
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)









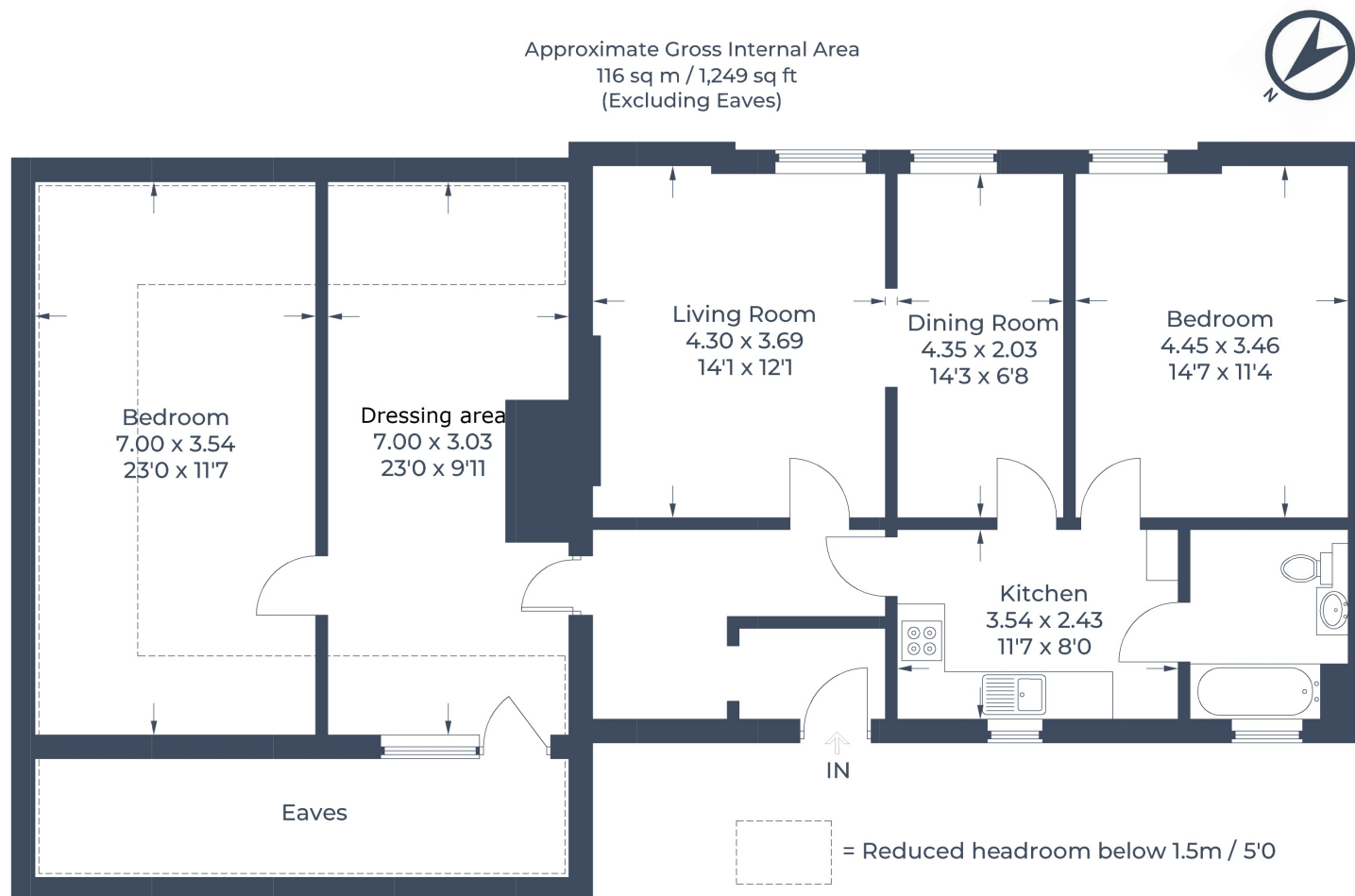


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## Viewing by appointment only

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