



Robins Hill

Hitchin,
Hertfordshire, SG4 9FE
Guide Price £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

A delightful and spacious two-bedroom first floor apartment in this highly desirable development, providing easy access to the town centre. The property is presented in superb order throughout, featuring a light and modern open plan kitchen / living space with a Juliet balcony. The property also features two excellent sized bedrooms, the master bedroom with an en-suite, a family bathroom and 1 allocated parking space.

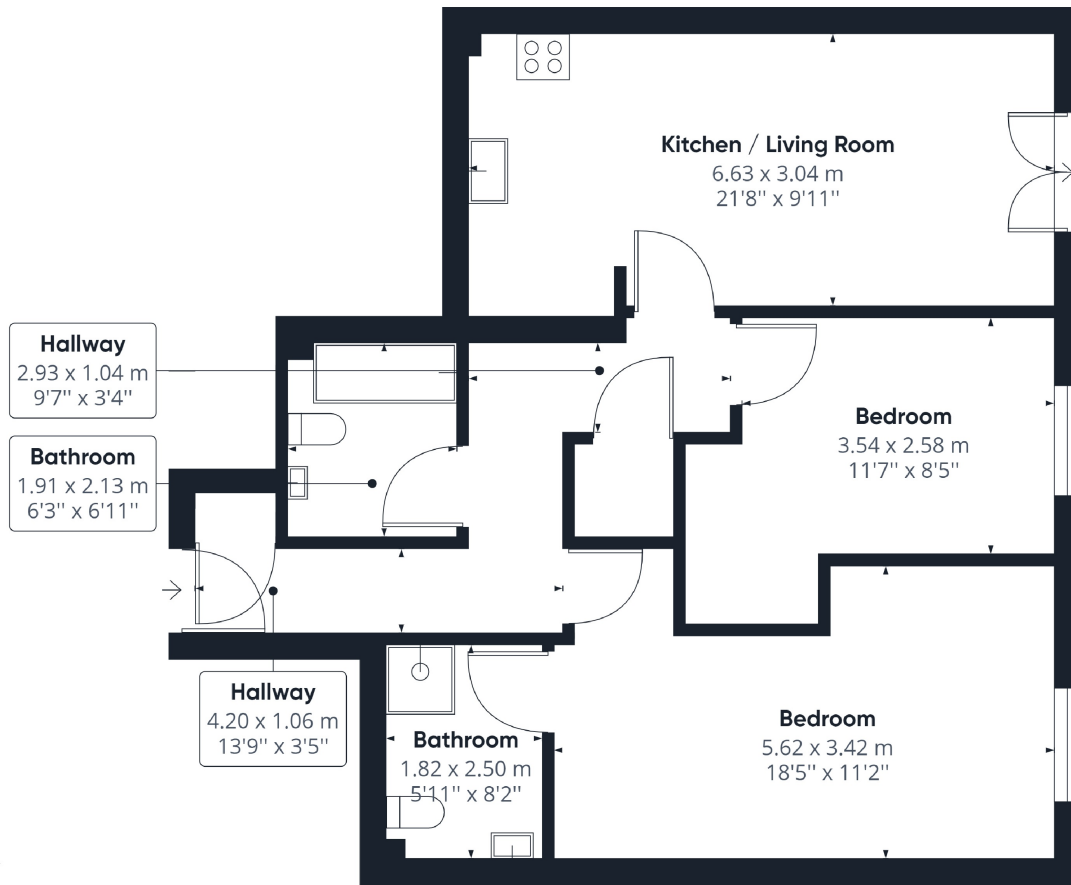
Robins Hill is a much sought after modern development situated on a private road providing easy access to the town centre.

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 many outstanding primary and secondary schools. There is also a mainline railway station providing direct access to London and Cambridge.

- Two bedroom first floor apartment
- Open plan kitchen - living room with Juliet balcony
- Master bedroom with en-suite
- 1 allocated parking space
- 1.1 mile, 22 min walk to Hitchin train station (as per Google maps)
- 0.6 mile, 10 mins walk to Hitchin town centre (as per Google maps)
- We have been advised by our clients that the service charge is approx. £1,967.11 per annum
- We have been advised by our clients that there is 115 years remaining on the lease





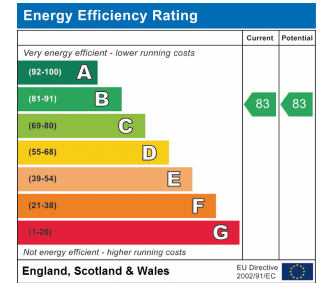


Approximate total area⁽¹⁾
768.50 ft²
71.40 m²

(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.

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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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