



Kennedy Court

Whinbush Road, Hitchin,
Hertfordshire, SG5 1PY
Guide Price £190,000

country
properties

A spacious and well-presented one bedroom second floor apartment located a short distance from the town centre.

Located on Whinbush Road, the property is ideally placed for access to the town centre and station. Accommodation comprises living room which opens on to a balcony overlooking the rear of the building, separate kitchen, bedroom and modern bathroom. The property also comes with the added benefit of external storage and unallocated parking within the development .

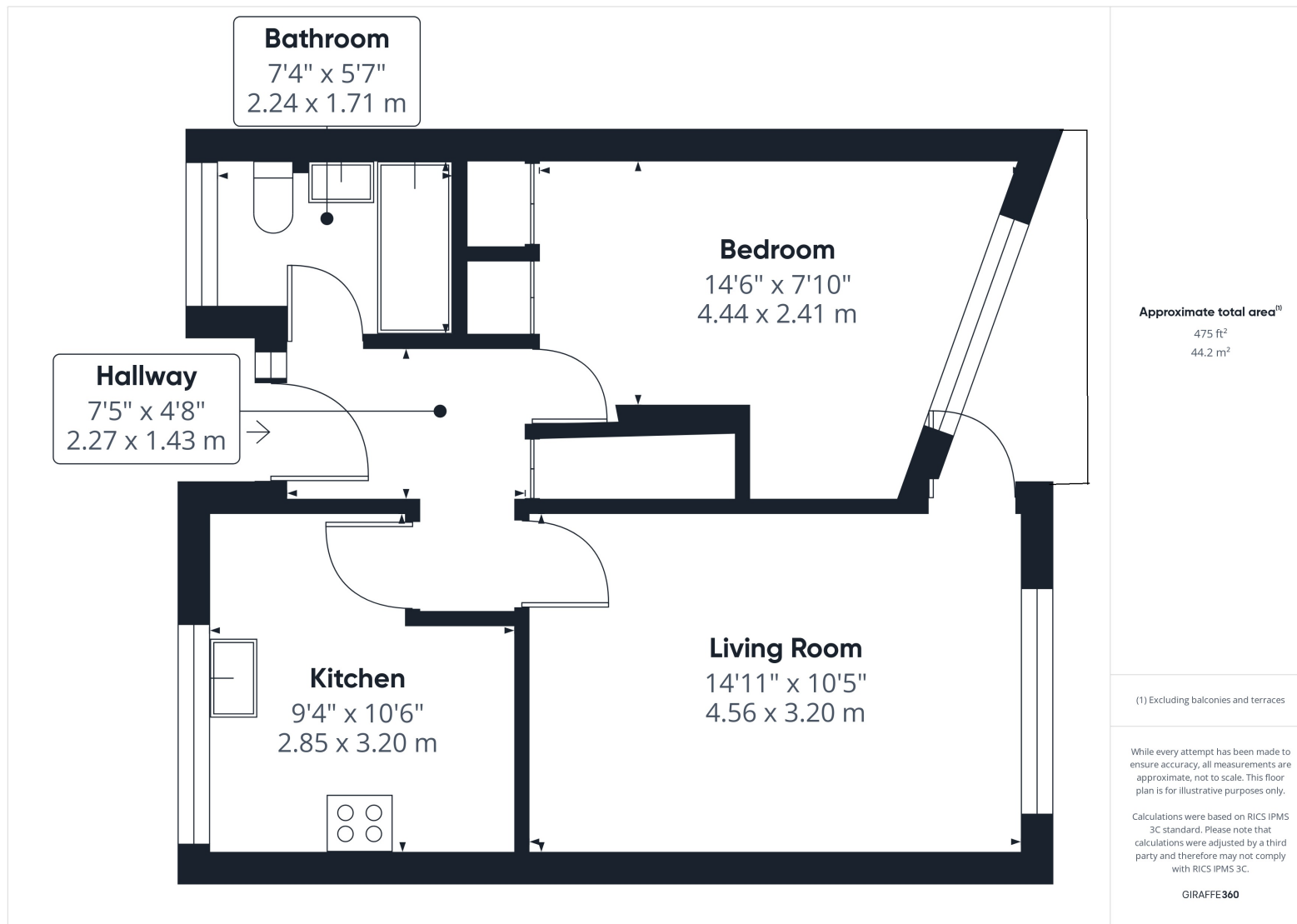
We have been informed by the vendor that the remaining lease on the property is 88 years. With a Ground Rent of approx. £10 per annum and a Service Charge of approx. £500 per annum.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- One bedroom apartment
- Living room opening to balcony
- Modern bathroom suite
- 0.2 miles, 5 min walk to Hitchin town centre (as per Google maps)
- 0.6 miles, 15 mins walk to Hitchin train station (as per Google Maps)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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