

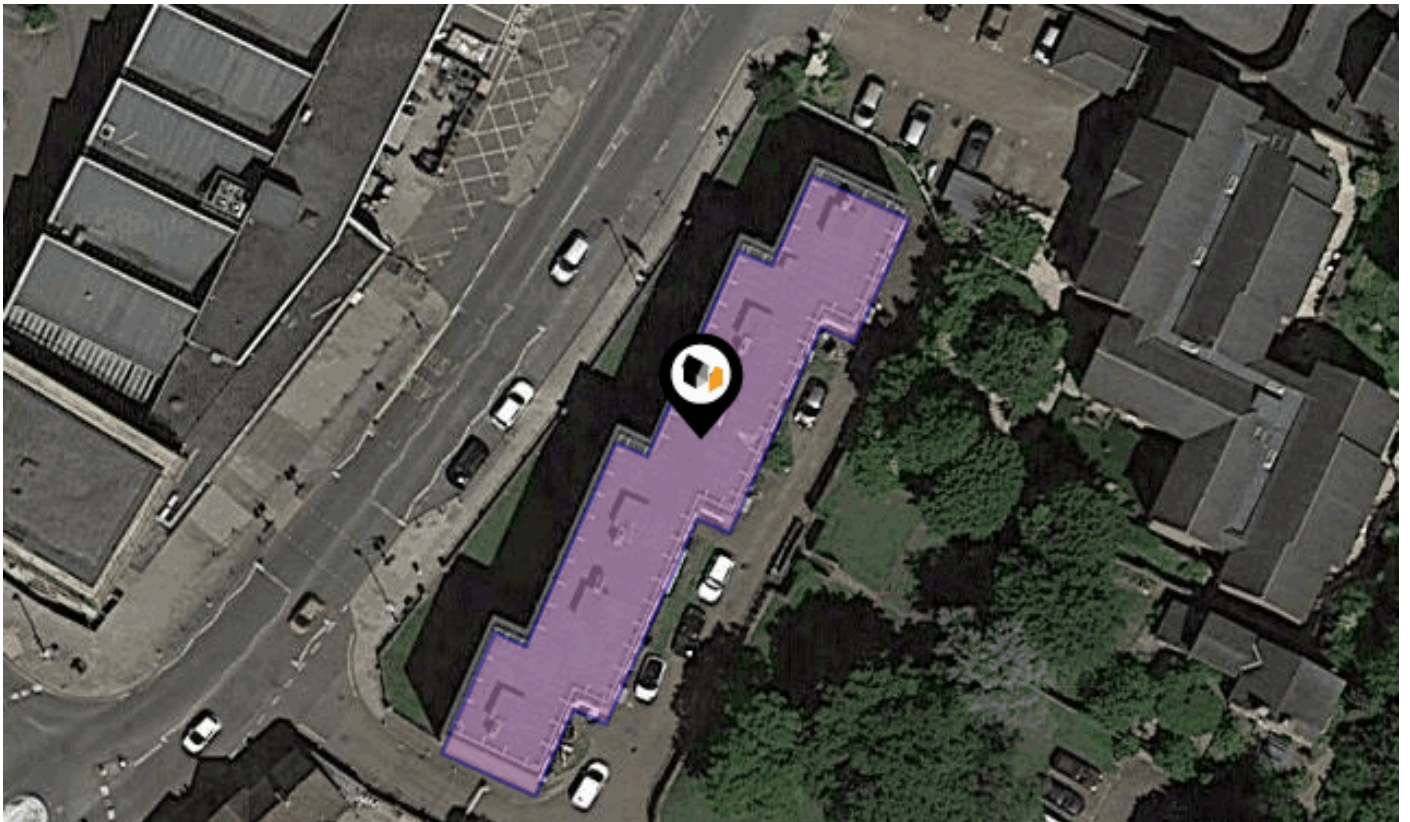


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th November 2024



CANNON HOUSE, QUEEN STREET, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

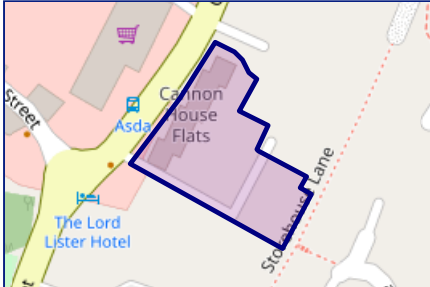
01462 452951

phurren@country-properties.co.uk

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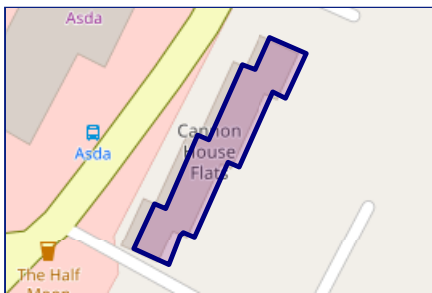


Freehold Title Plan



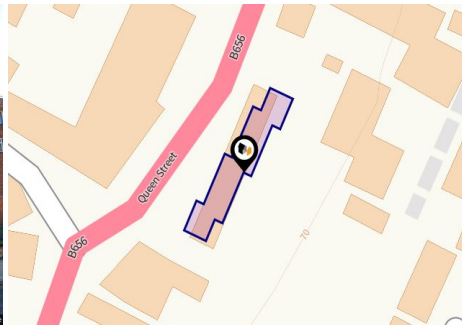
HD419322

Leasehold Title Plan



HD536623

Start Date: 03/08/2014
End Date: 04/08/2139
Lease Term: 125 years from and including 4 August 2014
Term Remaining: 114 years



Property

Type: Flat / Maisonette
Bedrooms: 3
Floor Area: 904 ft² / 84 m²
Plot Area: 0.13 acres
Year Built : 1930-1949
Council Tax : Band B
Annual Estimate: £1,731
Title Number: HD536623

Tenure: Leasehold
Start Date: 03/08/2014
End Date: 04/08/2139
Lease Term: 125 years from and including 4 August 2014
Term Remaining: 114 years

Local Area

Local Authority: Hertfordshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk
 • Surface Water High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

21
mb/s



1000
mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Cannon House Queen Street Hitchin SG4 9TX*

Reference - 17/01555/1	
Decision:	Decided
Date:	30th June 2017
Description:	Erection of 1100mm high metal edge protection to perimeter of roof to Cannon House (amended by additional information received 19th July 2017).

Queen Street, SG4

Energy rating

D

Valid until 07.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	84 m ²

Building Safety

Not specified

Accessibility / Adaptations

Replacement windows - date unknown
New flooring to parts

Restrictive Covenants

None known

Construction Type

Standard Brick

Property Lease Information

Freehold apartment

Ground Rent - £50 (unknown) as specified by vendor

Service Charge - £500 (unknown) as specified by vendor

Listed Building Information

Not listed

Other

Planned or ongoing major work to this property or the building it's contained within:

Yes

Windows are to be replaced. Settle is handling replacement.

Other

None

Other

None

Electricity Supply

YES - SCOTTISH POWER

Gas Supply

YES - SCOTTISH POWER

Central Heating

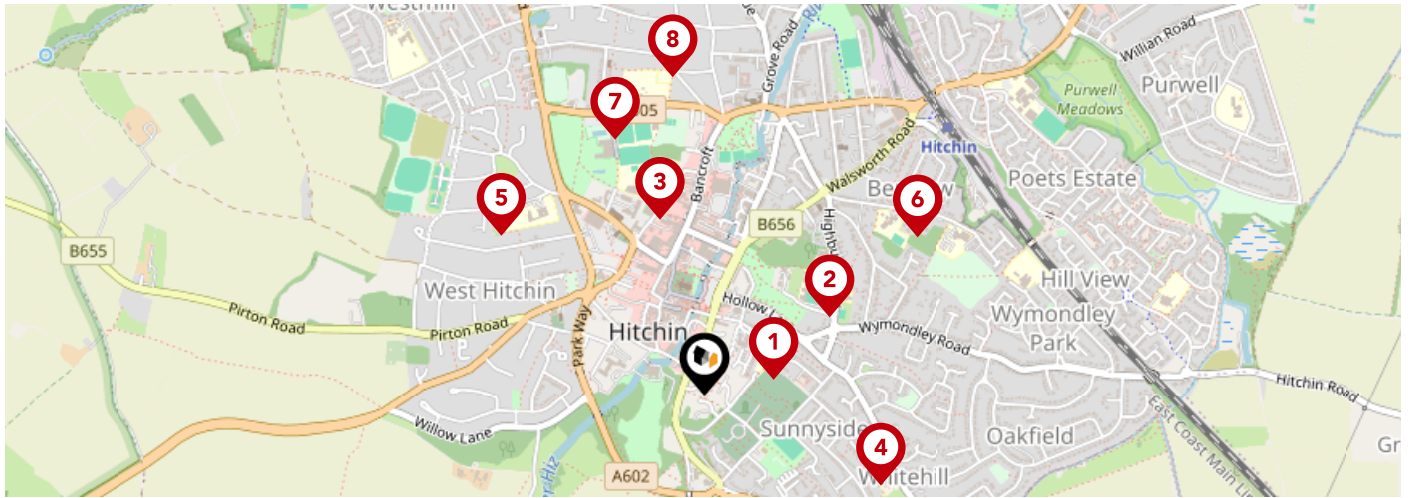
YES

Water Supply

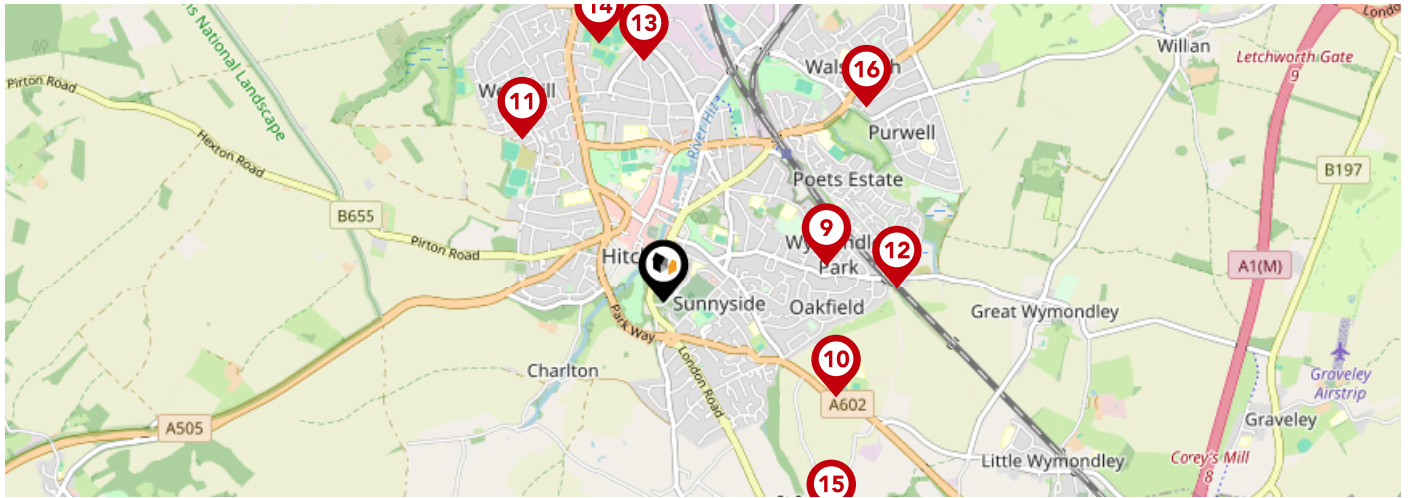
YES - AFFINITY WATER

Drainage

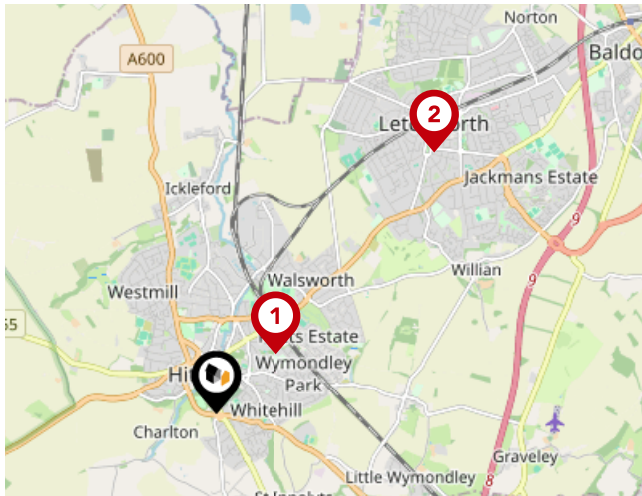
MAINS



		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

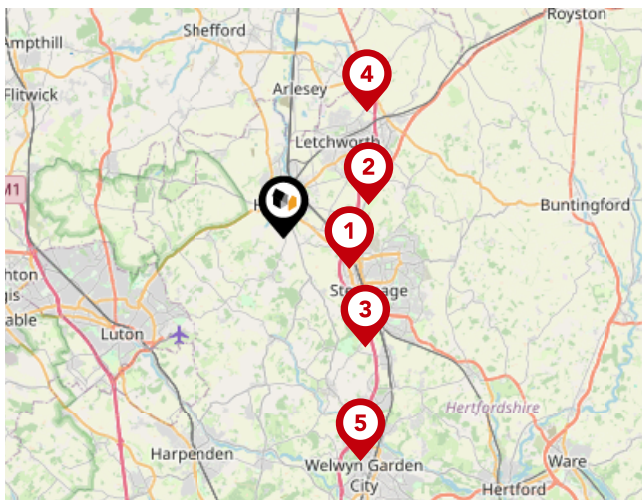


		Nursery	Primary	Secondary	College	Private
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



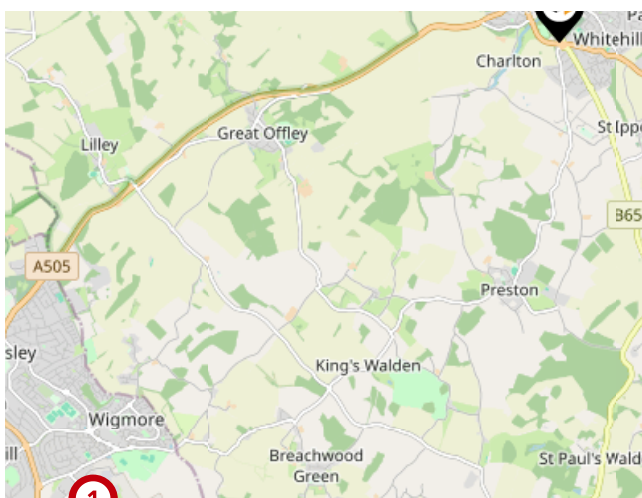
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.77 miles
2	Letchworth Rail Station	3.11 miles
3	Stevenage Rail Station	4.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.67 miles
2	A1(M) J9	3.32 miles
3	A1(M) J7	4.98 miles
4	A1(M) J10	5.53 miles
5	A1(M) J6	8.62 miles

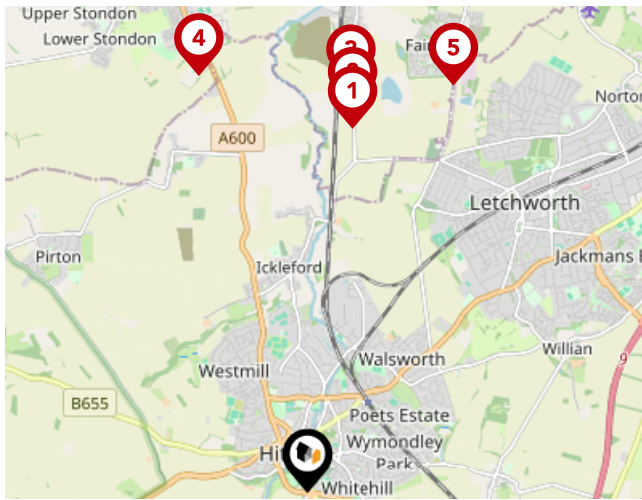


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.22 miles
2	Heathrow Airport	33.44 miles
3	Stansted Airport	23.3 miles
4	Silvertown	33.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.34 miles
2	The Cemetery	3.51 miles
3	Jubilee Crescent	3.72 miles
4	Loganberry Way	3.92 miles
5	Dickens Boulevard	3.95 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency



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