



Chancery Place

Old Park Road, Hitchin,
Hertfordshire, SG5 2ED
Guide Price £220,000

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Only a stones throw away from the town is this beautifully presented one bedroom first floor apartment that comes with allocated parking. The property boasts a lovely open plan kitchen/living area, generous bedroom and family bathroom.

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.

Lease details: the property has benefitted from a lease extension

Lease: 209 years remaining (as advised by vendor)

Service charge: £1,000 per annum. Ground rent: £0 per annum (as advised by the vendor)

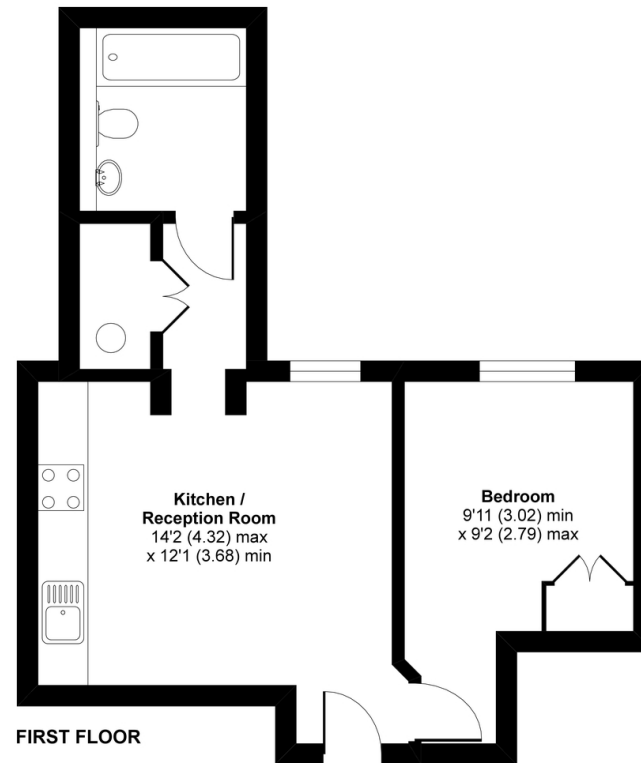
- One bedroom first floor apartment
- Beautifully presented throughout
- Open plan living/kitchen and dining area
- Allocated parking
- Property has benefitted from a lease extension with no ground rent to pay
- 0.2miles, 5 mins walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 20 mins walk to Hitchin train station (as per Google maps)





Approximate Area = 391 sq ft / 36.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 661103



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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