



Francis Close

HITCHIN,
Hertfordshire, SG4 9EJ
Guide Price £240,000

country
properties

Offered to the market with no onward chain is this spacious two bedroom top floor apartment with a garage.

The property comprises large living room, separate fitted kitchen, two double bedrooms and bathroom with WC, wash hand basin and bath with shower attachment.

To the outside are communal gardens, ample residents parking and garage located in a block.

Lease details:

Lease: 136 years remaining (as advised by the vendor)

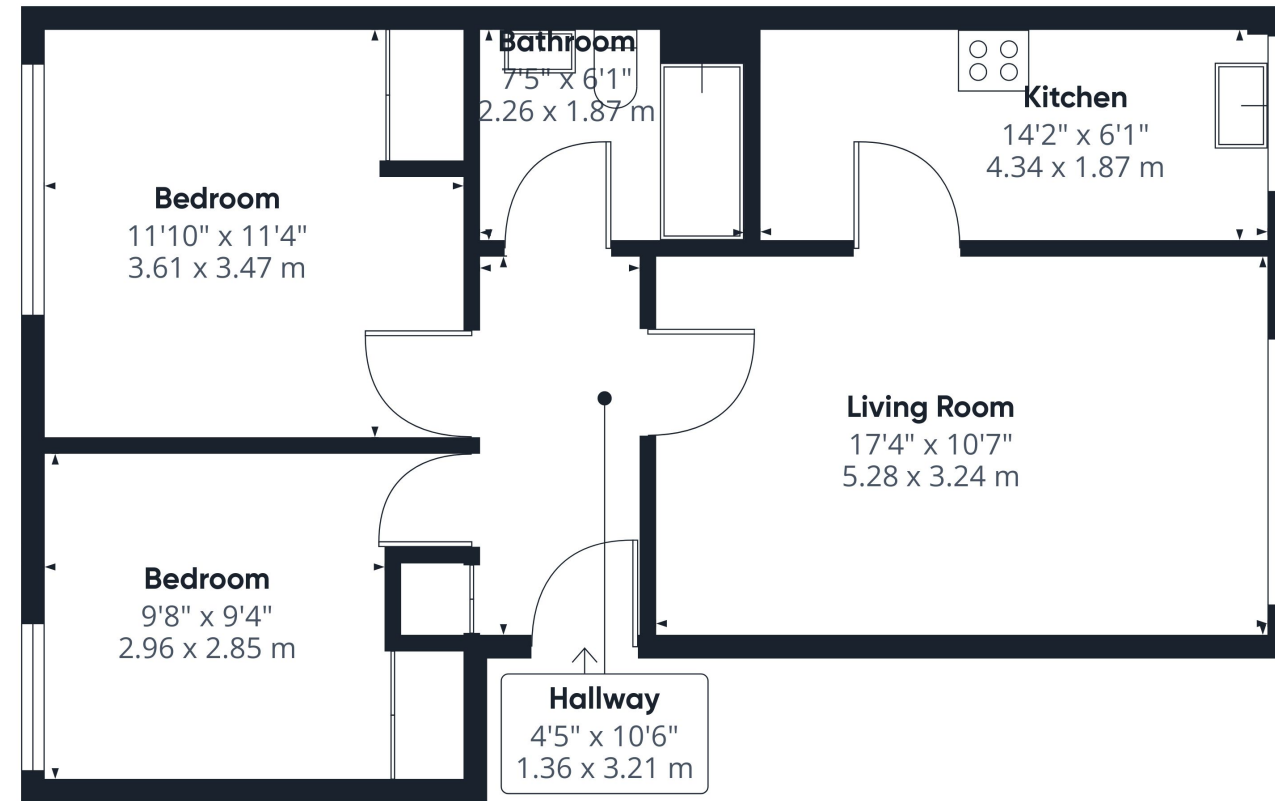
Service charge: £600 per annum (as advised by the vendor)

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.

- Second floor apartment
- Two double bedrooms
- Separate fitted kitchen
- Garage in a block
- Residents parking
- 29 mins walk, 1.3 miles to Hitchin train station (as per Google maps)
- 21 mins walk, 0.9 mile to Hitchin town centre (as per Google maps)





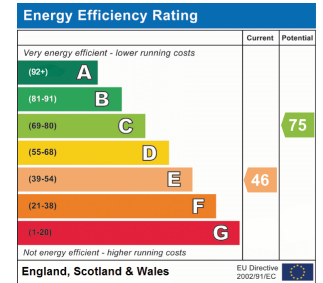


Approximate total area⁽¹⁾
603.42 ft²
56.06 m²

(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.
Calculations are based on RICS IPMS 3C standard.

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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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