



Lavender Croft
61 Wymondley Road, Hitchin,
Hertfordshire, SG4 9PT
Guide Price £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful three bedroom top floor apartment located in a well maintained gated development which is set around communal gardens. Lavender Croft is set off of Wymondley Road and is a superb development of just ten apartments that have been built to a high specification. The apartment that we are advertising is set on the top floor and is serviced by both stairs and a lift. The accommodation comprises of a generous entrance hall with double doors leading through to the living room that has ample space for a dining room. There is a kitchen/breakfast room, three bedrooms with an ensuite to the main bedroom and a family bathroom. A big selling feature to the property is the ample storage that it has to offer with built in wardrobes and lots of eave storage. Outside there is two parking spaces in a covered carport and visitor spaces available. This property does have to be viewed to fully appreciate everything that is on offer.

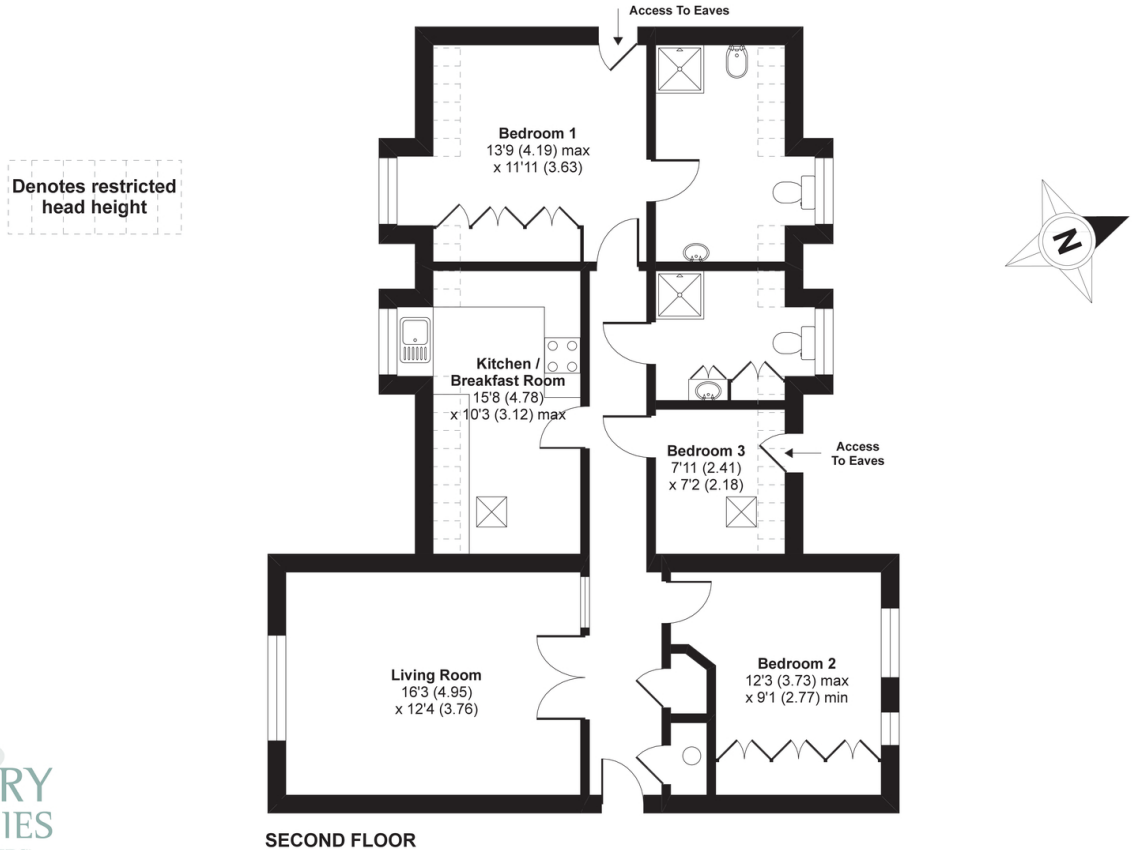
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A beautifully presented three bedroom apartment
- A well maintained gated development with communal gardens
- Located on the top floor with lift access
- Two covered parking spaces allocated to the property in a carport and visitor spaces available
- Ample storage with built-in wardrobes and eave storage
- The vendor has advised there is no ground rent
- The vendor has advised there is 103 years remaining on the lease
- The vendor has advised the service charge is approx. £231pcm
- 0.7 miles, 14 min walk to Hitchin town centre (as per Google maps)
- 0.8 miles, 15 min walk to Hitchin train station (as per Google maps)





APPROX. GROSS INTERNAL FLOOR AREA 939 SQ FT 87.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	74
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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