



St Annes Court

St Annes Road, Hitchin,
Hertfordshire, SG5 1QB
Guide Price £260,000

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We are delighted to bring to the market this well presented two bedroom, one bathroom apartment in this highly sought after and popular central development. St Annes Court was built in the early 1990's and has always proven to be popular with all buyers due to its fantastic location and proximity to the town, train station and local amenities. The accommodation comprises of an entrance hall, large open L shaped kitchen/living room, principal double bedroom with built-in wardrobe, guest bedroom and a lovely three piece family shower room. There is an allocated carport providing off road parking and visitor spaces available.

We have been advised by the vendor that the lease has over 117 years remaining, the service charge is £696 per annum and the ground rent is £100 per annum.

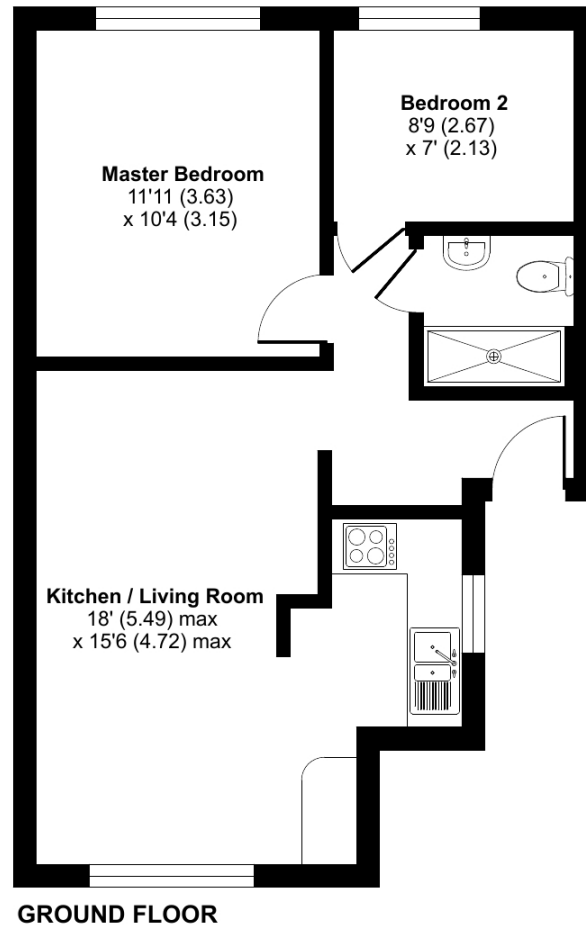
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Two bedroom first floor purposed built apartment
- Open plan living and kitchen area
- Principal double bedroom with built-in wardrobes
- Carport providing off road parking
- 0.4 miles, 8 mins walk to the train station (as per Google Maps)
- 0.6 miles, 13 mins walk to Hitchin town centre (as per Google Maps)





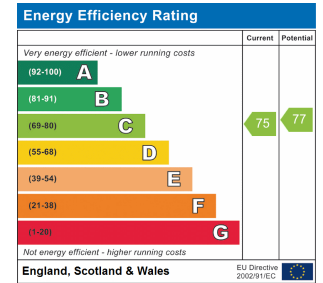




GROUND FLOOR

Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 962873



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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