



KING'S ROAD

WILLIAM MOSS BUILDINGS

20  
ZONE

Controlled  
ZONE

**William Moss**  
57 Nightingale Road, Hitchin,  
Hertfordshire, SG5 1RQ  
Guide Price £190,000

country  
properties

William Moss Building was a wonderful conversion and addition of the former and historic building on the corner of Kings and Nightingale Road in Hitchin. This particular apartment is located in the basement of the building and offers a large entrance hall, open plan living and kitchen area, double bedroom and a family bathroom. The development offers secure entrance communal doors as well as a parking space in the developments carpark which is also enclosed by secure gates.

We have been advised by the vendor that the remaining lease on the property is 120 years. The ground rent is approximately £200 per annum with a service charge of approximately £1150 per annum.

\*Please note the property currently has a tenancy in place for a minimum of 12 months, so will be available to investment buyers only.\*

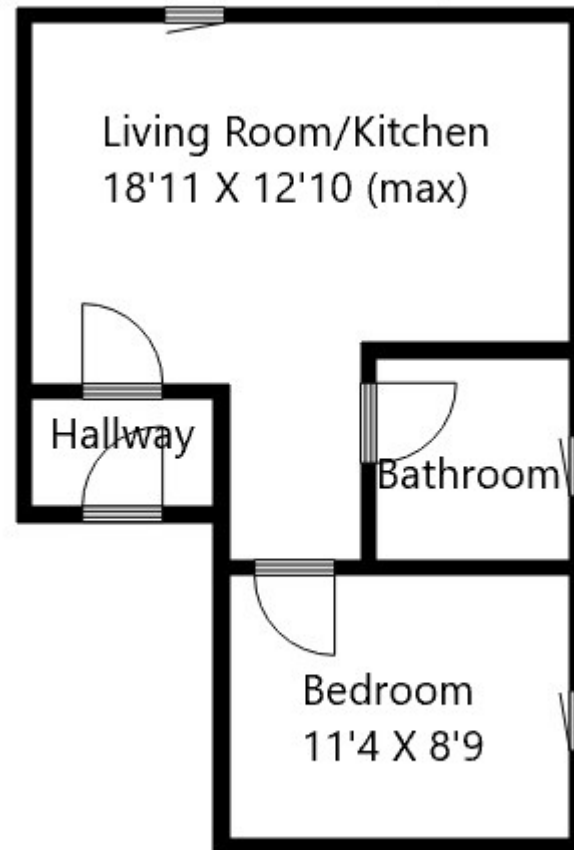
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- One bedroom basement apartment
- Open plan Kitchen/Living area
- Security Entry Phone System
- Gated Allocated Parking
- 0.3 miles, 6 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 7 mins walk to Hitchin town centre (as per Google maps)
- Investment buyers only
- NO ONWARD CHAIN





Approximate Area = 462 sqft or 43 sqm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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