



Watersmeet

Grove Road, Hitchin,
Hertfordshire, SG4 0AW
Guide Price £290,000

country
properties

A spacious two bedroom duplex maisonette offered to the market with no onward chain.

The ground floor provides access into the entrance porch with storage cupboard and stairs to first floor. The first floor offers bright and airy open plan accommodation including living room with Juliet balcony overlooking the River Purwell, modern fitted kitchen/dining room with storage/utility space. From the landing on the second floor are two generous double bedrooms with the primary including a Juliet balcony and a modern family bathroom.

To the outside are communal gardens surrounding the development and secure underground allocated parking.

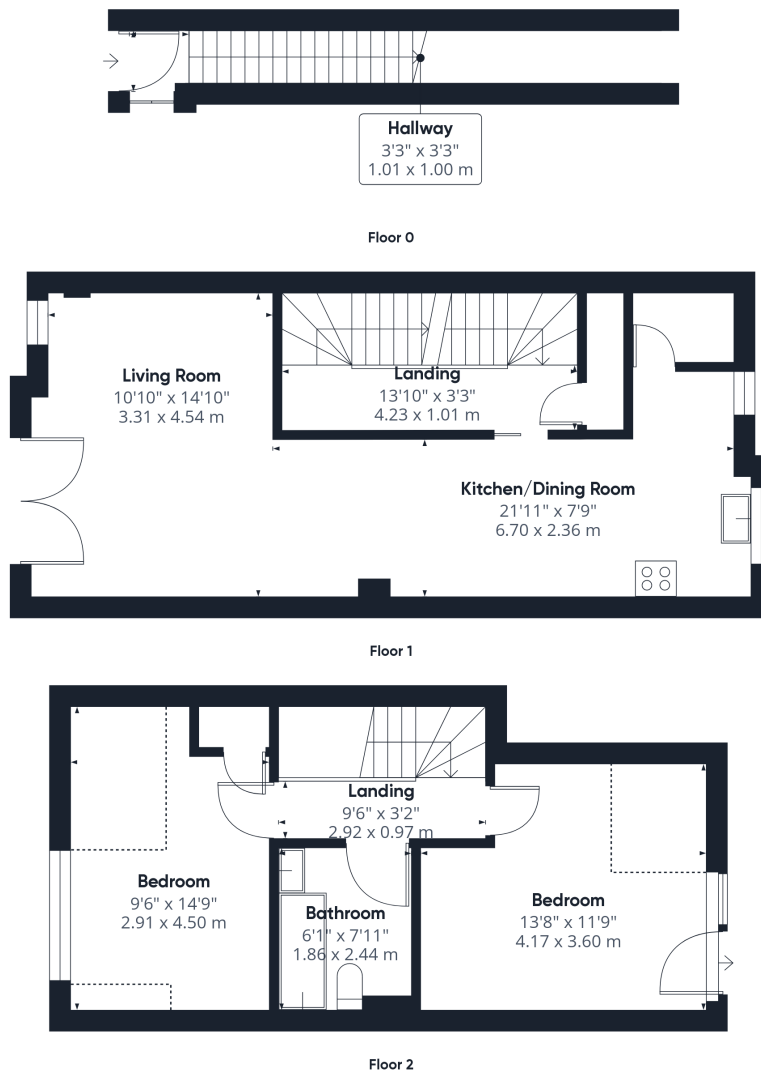
We have been informed by the vendor that the remaining lease on the property is 109 years and 10 months. With a Ground Rent of approx. £300 per annum and a Service Charge of approx. £1,707 per annum.

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.

- Duplex maisonette
- Two double bedrooms
- Bright and airy accommodation
- Modern fitted kitchen and bathroom
- Secure underground parking
- No onward chain
- 19 mins walk, 0.8 miles to Hitchin town centre (as per Google maps)
- 15 mins walk, 0.8 miles to Hitchin train station







Approximate total area⁽¹⁾

883.61 ft²

82.09 m²

Reduced headroom

60.25 ft²

5.6 m²

(1) Excluding balconies and terraces

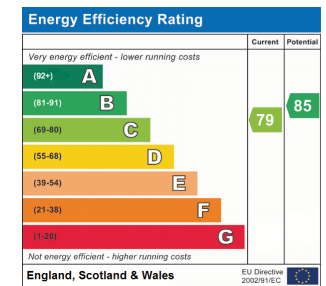
Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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