



# Clare Gardens

Hitchin,  
Hertfordshire, SG4 9SQ  
Guide Price £350,000

country  
properties

Clare Gardens built in 2008 is a modern development set down a quiet cul-de-sac off of Walsworth Road which is situated within a ten minute walk to both the main line train station and Hitchin town centre. This particular apartment is located at the bottom of the development and backs on to the wonderful communal gardens. The property benefits from an allocated parking space and a secure entry phone system to the block.

The apartment benefits from a lovely layout with a generous entrance hall with large storage/airing cupboard leading through to the main accommodation. The living room is a wonderful space with a feature fireplace and double doors leading onto a paved patio area and also benefits from air conditioning. The separate kitchen offers a range of work space as well as ample space for appliances. The two bedrooms are of a good size, the second bedroom could double up as an office or additional dining room depending on needs. The apartment is completed with the three piece family bathroom suite. Outside offers a lovely patio area off of the living room and a communal lawn garden beyond.

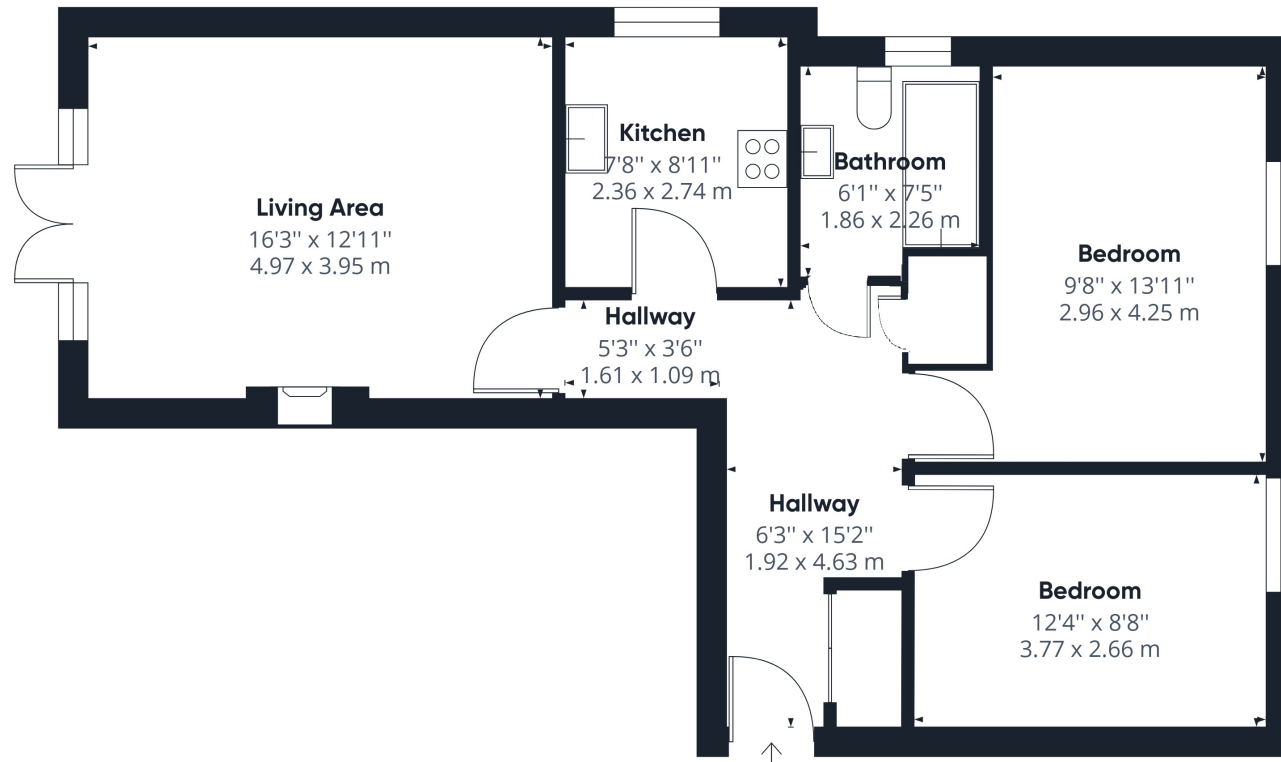
We have been advised by the vendor that the remaining lease on the property is 109 years, with a service charge of £618.32 per annum and a ground rent of £200 per annum.

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 ground floor apartment in highly sought-after and rarely available development
- Wonderful living room with double doors leading to the patio area
- Two good size bedrooms and three piece family bathroom
- Highly sought after cul-de-sac location in the SG4 9 postcode area
- 0.4 mile, 10 mins walk to the town centre (as per Google Maps)
- 0.4 mile, 9 mins walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN





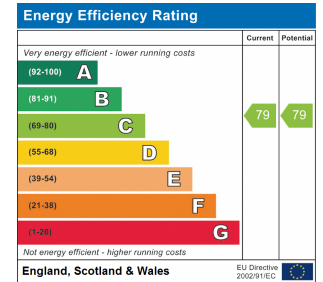


Approximate total area<sup>(1)</sup>  
701.34 ft<sup>2</sup>  
65.16 m<sup>2</sup>

(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.

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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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