



Old Hale Way

Hitchin,
Hertfordshire, SG5 1XT
Guide Price £260,000

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This is a wonderful purpose built two bedroom ground floor apartment in a small block of just four properties. It is located in a highly sought after residential area and is within walking distance to local shops, schools and amenities.

The accommodation commences with an entrance through the communal hallway to the apartment. The main living spaces all come off the entrance hall. There is a very generous living/dining room with a large window and double doors leading through to the kitchen. The kitchen offers a range of units and work surfaces and space for appliances. The principal bedroom provides double doors out to the rear shared garden and the second bedroom is also a double. The property is completed with the three piece family bathroom suite.

To the front of the property is a parking area with an allocated space. There is a large communal garden to the rear with plenty of lawn area.

We have been advised by the vendor that the remaining lease on the property is 168 years. There is no service charge or ground rent payable. Contributions from all properties are applicable for costs for maintenance and repairs (when required), along with the building insurance and communal lighting which is covered under the current Annual Landlord Cost of approx. £292.97.

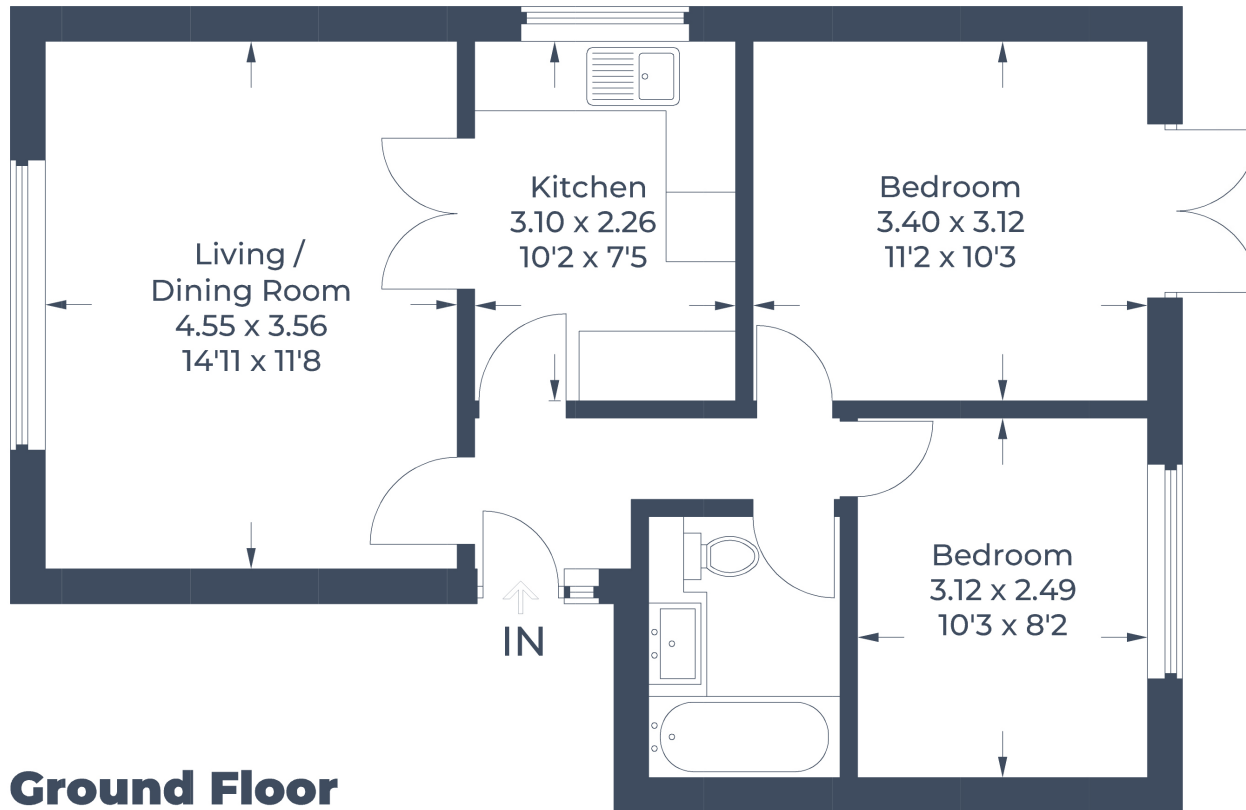
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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/St Pancras and Cambridge with an approximate journey time of 35 minutes for both.

- A two bedroom ground floor apartment
- Living/dining room with double doors to kitchen
- Double doors from principal bedroom out to the rear communal garden
- Front parking area with an allocated space
- 1.2 miles, 27 min walk to Hitchin train station (as per Google Maps)
- 1.0 mile, 22 mins walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area
51.3 sq m / 552 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		66	75
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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