



The Foundry

Cooks Way, Hitchin,
Hertfordshire, SG4 0BW
Guide Price £220,000

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A delightful one bedroom ground floor apartment located in a sought after development providing easy access to Hitchin train line.

This superb property is part of a modern development that was built in 2018 and forms part of The Foundry situated at the bottom of Cooks Way in Hitchin. The apartment benefits from secure entry system, communal gardens and an allocated parking space.

The property offers modern and spacious accommodation comprising a generous semi open plan living room with dining area and modern fitted kitchen including a fridge, freezer, dishwasher, washing machine, microwave and finished with stone effect worktops. A double bedroom and stylish bathroom. It also benefits from double glazing throughout and radiator heating.

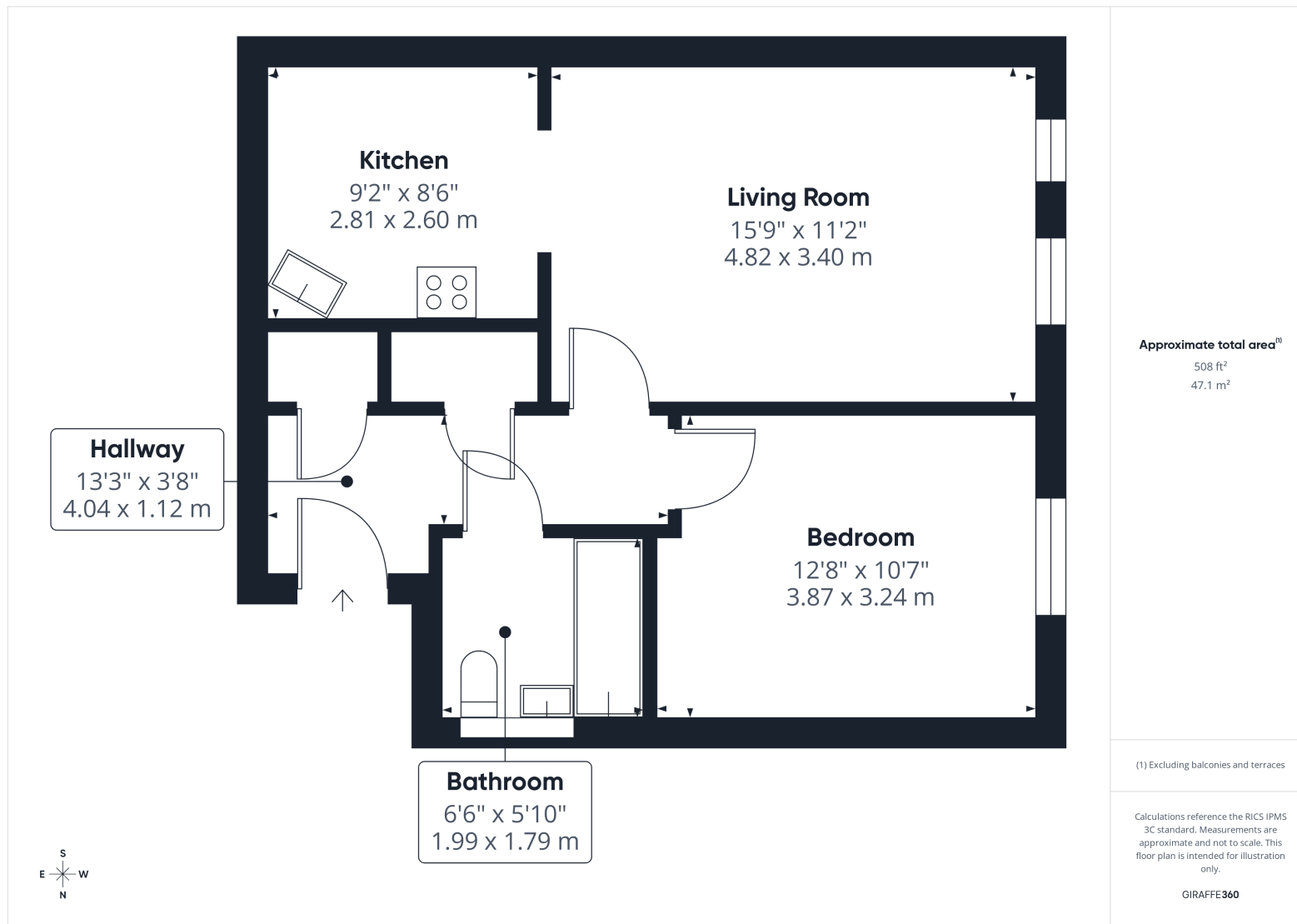
We have been advised by the vendor that the remaining lease on the property is 117 Years, with a Service Charge of £1943.08 paid per annum and a Ground Rent of £250 also paid annually. The property also comes with the remainder of the builder's 10 Year build warranty.

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 apartment
- Ground floor
- Modern kitchen and bathroom
- Communal garden
- Allocated parking space
- Remainder of Builder's 10 year build warranty included
- Right to manage
- 0.4 mile, 8 mins walk to Hitchin train station (via Google Maps)
- 0.9 mile, 16 mins walk to Hitchin town centre (as per Google Maps)







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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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