



Redoubt Close

Hitchin,
Hertfordshire, SG4 0FR
Guide Price £210,000

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Redoubt Close is a modern development of purpose built apartments situated 0.7 miles from the train station. This first floor, one bedroom property has been carefully looked after for the last few years having previously benefitted from a refurbishment by the previous owners.

On the ground floor there is a communal entrance hall with stairs rising to the first floor. Entering the apartment there is a hallway with access to all rooms including spacious lounge/diner, one bedroom and a fitted three piece bathroom suite. The fitted kitchen offers an integrated electric oven and further built in appliances. Within the development is ample shared parking for residents, and a lease of 148 years with a peppercorn ground rent.

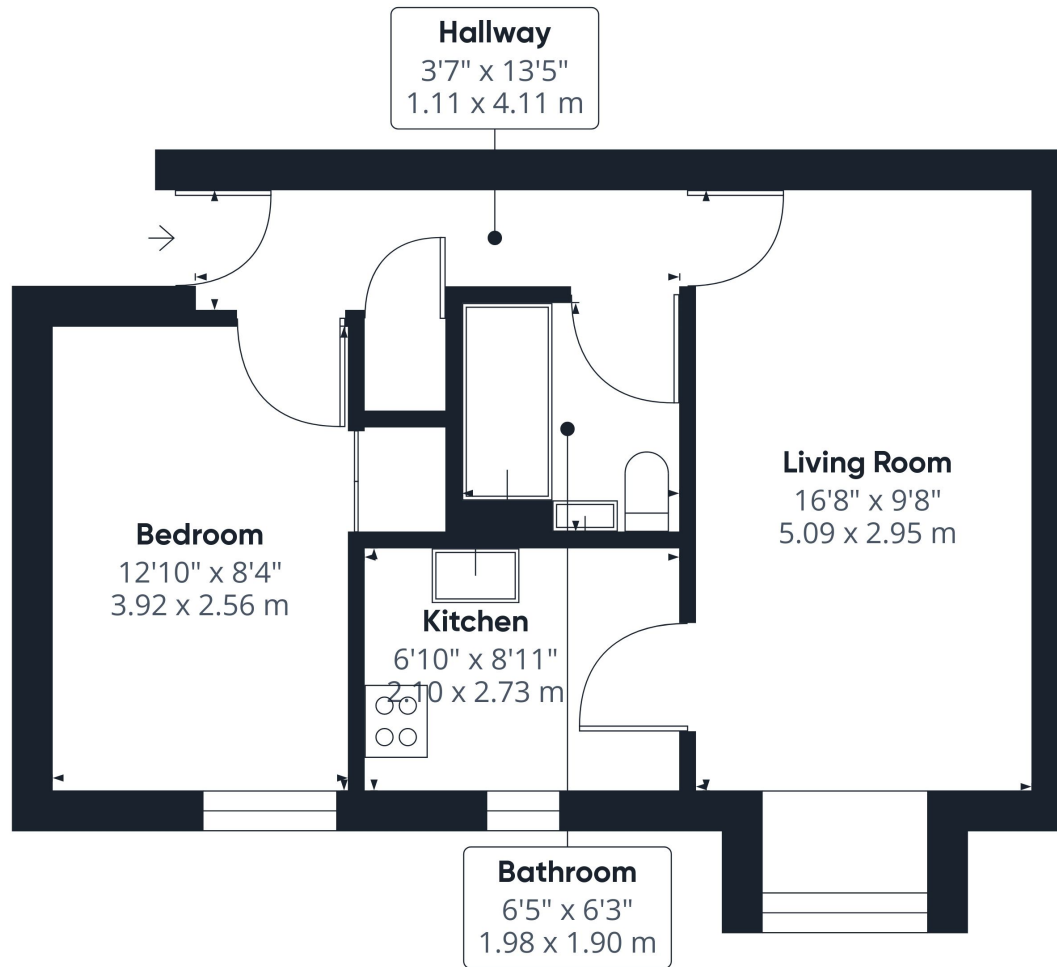
Service charge: £1,629.67 per annum (as advised by the vendor)

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.

- A wonderful modern one bedroom first floor apartment
- A 148 year lease with a peppercorn ground rent
- Modern kitchen and bathroom suites
- Ample communal parking
- 0.7 mile, 15 min walk to Hitchin train station (as per Google maps)
- 0.7 mile, 14 min walk to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾

441.97 ft²

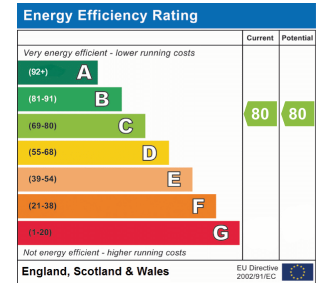
41.06 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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