

A modern three-story building with a grey, vertically-ribbed facade and large windows. The building is situated on a street corner, with a brick building visible to the left and a brick wall to the right. A tall street lamp stands to the left of the building. The sky is blue with some clouds.

# Austin House

Bridge Street, HITCHIN,  
Hertfordshire, SG5 2DE  
**Guide Price £500,000**

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properties



A brand new Penthouse apartment with wrap around balcony located in the heart of the town centre. The property offers a generous hallway with two built-in storage cupboards and access to the family bathroom suite. The huge open plan kitchen and living space offers over 30ft of entertaining space and opens out via bifold doors to the balcony with wonderful views. There are two bedrooms with an ensuite bathroom to the principal bedroom.

The apartment is finished to the highest standard to include kitchen Bosch appliances, Van Gogh Karndean flooring and solar panels. 10 year Build Zone warranty, Fibre BT/Sky ready, electric heating with WiFi radiators and parking.

#### Lease details

Lease: 999 years

Service charge: £1,800 per annum

This property needs to be viewed to fully appreciate the space and quality on offer.

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.

- Brand new penthouse apartment
- Bosch kitchen appliances
- Town centre development
- 10 year warranty
- Parking available
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google maps)



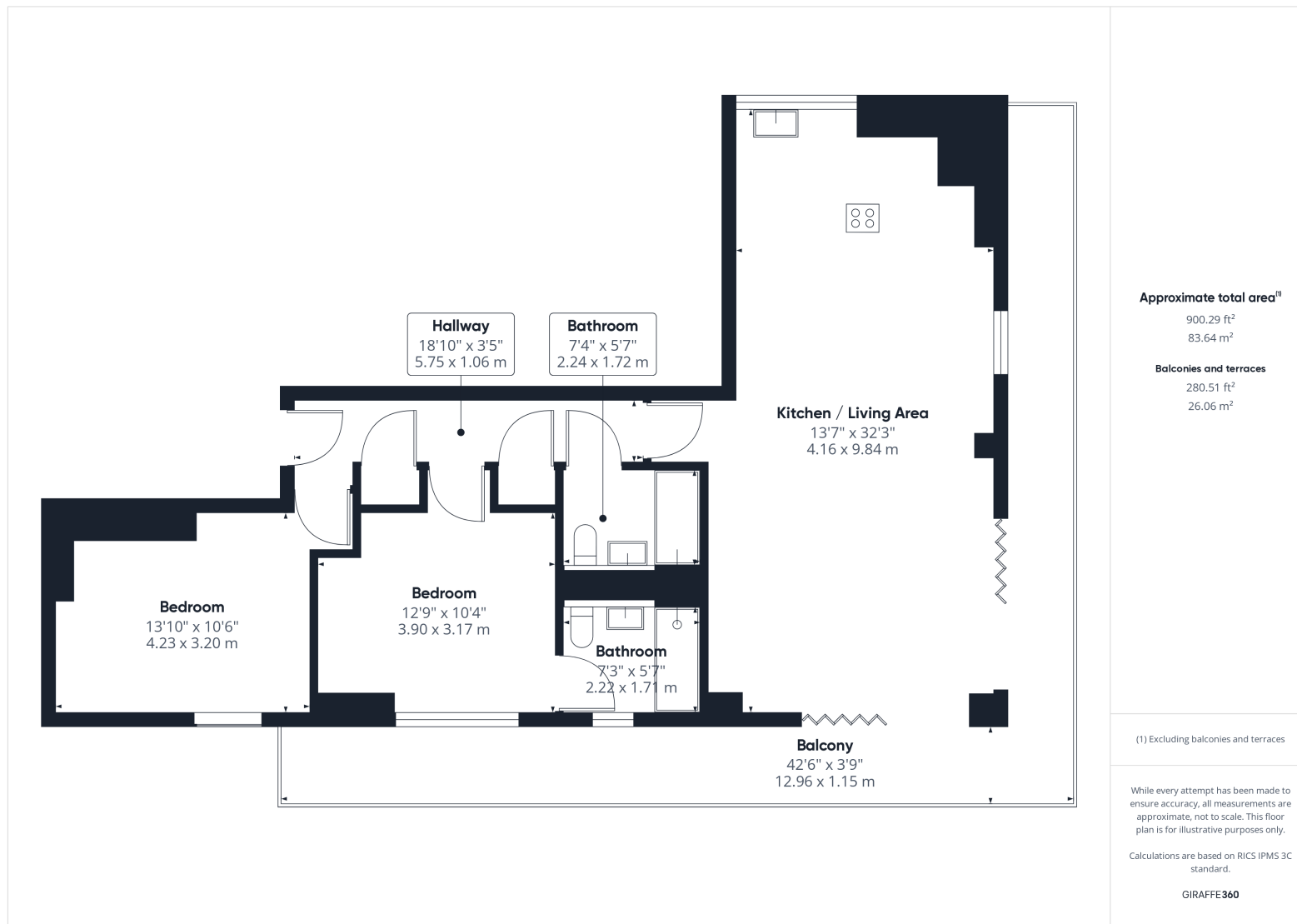












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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](mailto:hitchin@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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