



# Gosling Avenue

Offley, Hitchin,  
Hertfordshire, SG5 3EP  
Guide Price £250,000

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properties



This modern and spacious two bedroom first floor apartment benefits from its own private garden and positioned close by countryside walks.

The property accommodation comprises living/dining room, separate modern fitted kitchen, two generous bedrooms and modern fitted bathroom suite with WC, wash hand basin and bath with shower attachment. There are two spacious storage cupboards allocated to this property within the communal area.

To the rear is a private and enclosed garden. The property has options for parking available.

We have been informed by the vendor that the remaining lease on the property is 89 years. With a Ground Rent of £10 per annum and a Service Charge of approx. £600 also paid per annum.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

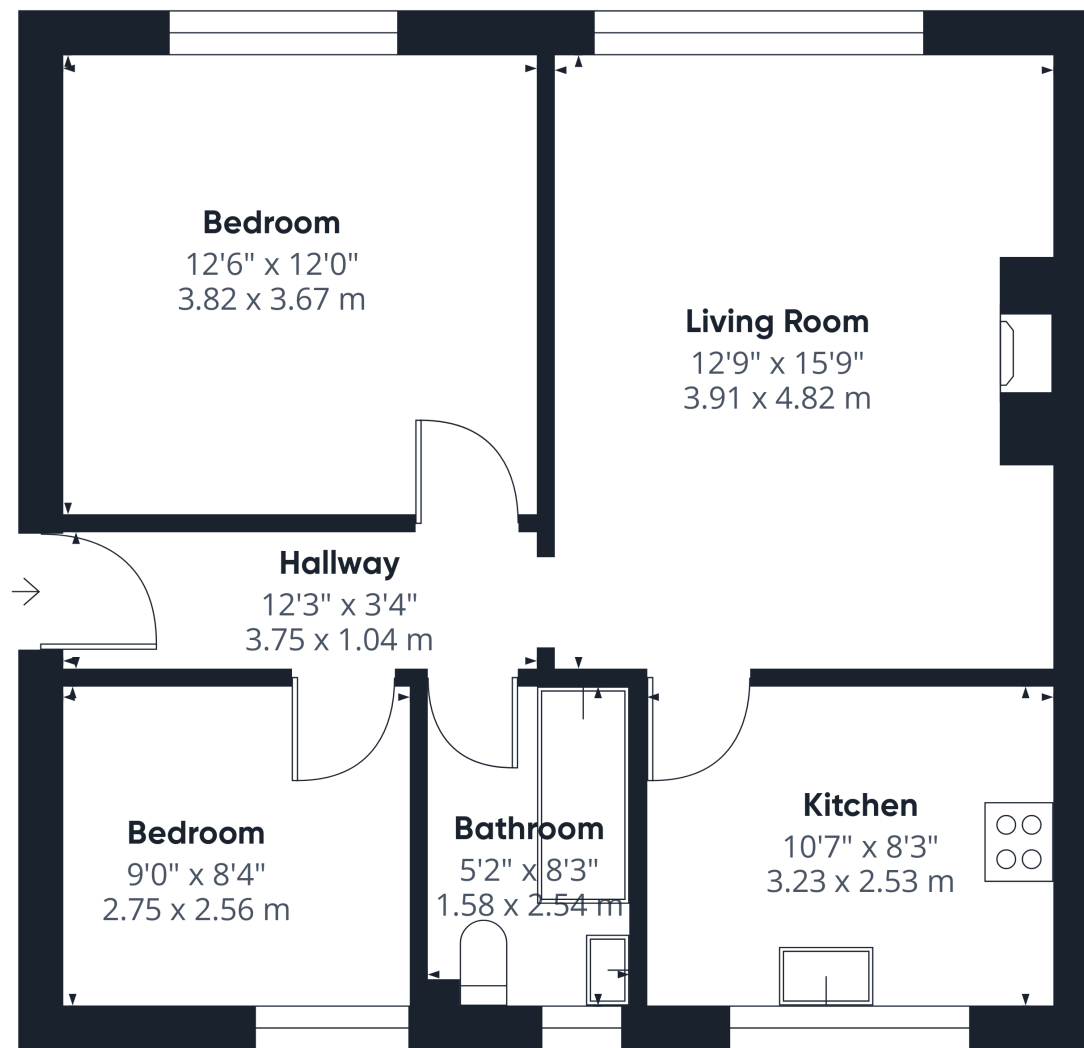
- Spacious two bedroom apartment
- First floor
- Modern fitted kitchen and bathroom
- Private rear garden
- 3.3 miles, 8 mins drive to Hitchin town centre (as per Google maps)
- 4.6 miles, 13 drive to Hitchin train station (as per Google maps)









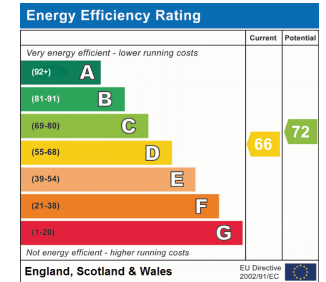


Approximate total area<sup>(1)</sup>  
601 ft<sup>2</sup>  
55.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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