



lyon  
court

**Lyon Court**  
Walsworth Road, Hitchin,  
Hertfordshire, SG4 9SX  
Guide Price £400,000

country  
properties



This superb and spacious two bedroom apartment combines comfort, style, and convenience, making it an ideal home for those looking to enjoy all that Hitchin has to offer.

Located on the first floor, this property boasts a generously sized living area, ideal for relaxing and entertaining. This space includes a comfortable dining space and modern fully-fitted kitchen with island countertop. The spacious primary bedroom includes access to the modern en-suite shower room. There is a further double bedroom with access to the bathroom en-suite. From the main hallway are multiple cupboards for storage and a separate WC.

To the outside is secure underground allocated parking and communal garden space. The property benefits from gas central heating and no onward chain.

We have been advised by the vendor that the remaining lease on the property is 114 years, with a Service Charge of £1,716 per annum and a Ground Rent of £350 per annum.

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 boy's schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

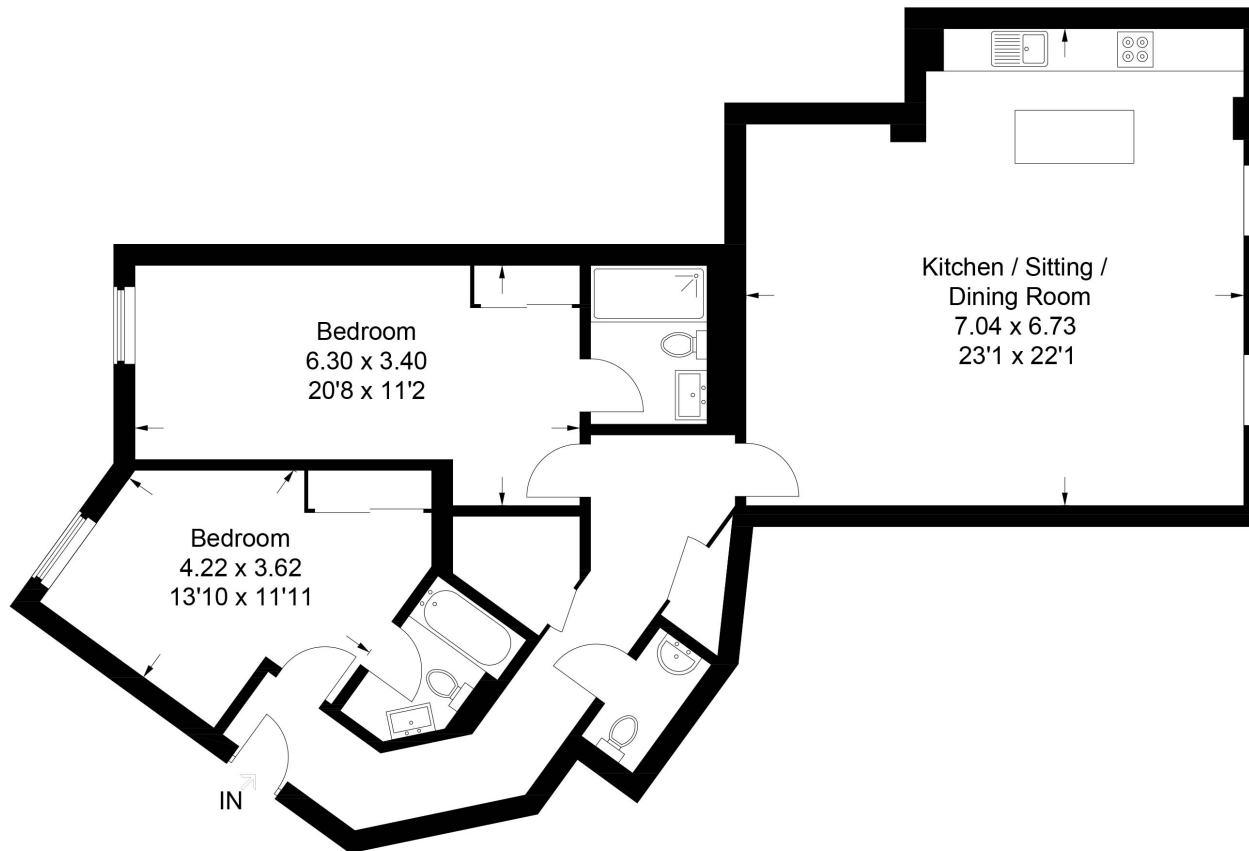
- No Onward Chain
- Two double bedrooms
- First floor apartment
- Secure underground parking
- Modern and spacious living
- 82 ft, 1 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 11 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area  
106.1 sq m / 1,142 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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