



# Wedgewood Road

Hitchin,  
Hertfordshire, SG4 0HB  
Guide Price £225,000

country  
properties



Situated in a peaceful residential area, this spacious ground floor apartment is offered to the market with no onward chain.

The property comprises an entrance hall, generous living space with separate kitchen overlooking the communal gardens, two spacious bedrooms and bathroom. To the outside is ample residents parking and benefits from no onward chain and a lease extended by the current owners.

We have been advised by the vendor that the remaining lease on the property is 161 Years, with an annual Service Charge of £1,050.

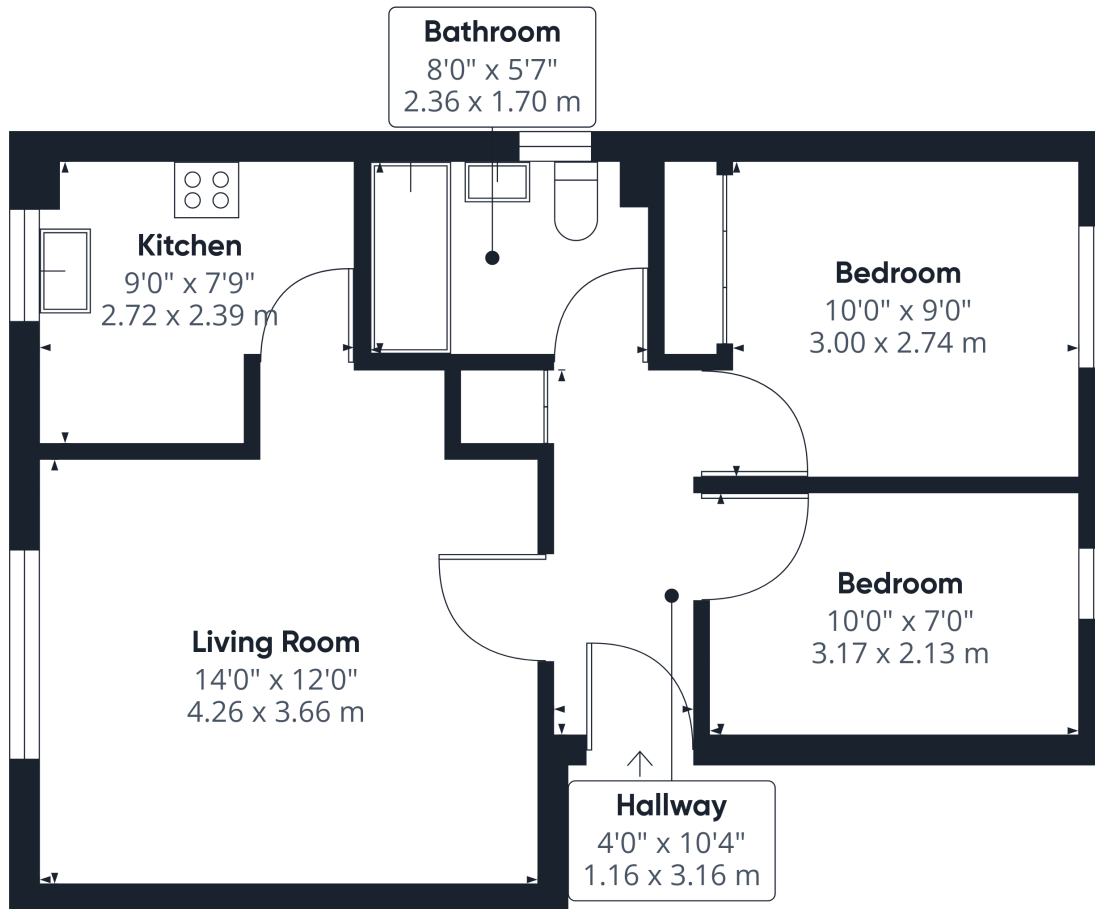
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Ground floor apartment
- Two bedrooms
- Residents parking
- No onward chain
- 0.8 miles, 15 min walk to Hitchin train station (as per Google maps)
- 1.0 miles, 23 mins walk to Hitchin town centre ( as per Google Maps)







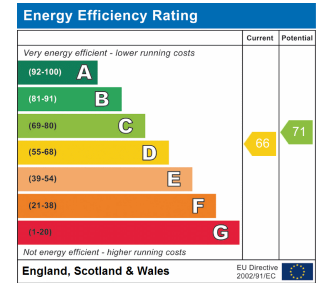


Approximate total area<sup>(1)</sup>  
513.22 ft<sup>2</sup>  
47.68 m<sup>2</sup>

(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.

GIRAFFE360



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

country  
properties