



# Johnson Place

65 Walsworth Road, HITCHIN,  
Hertfordshire, SG4 9FJ  
Guide Price £280,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Situated in a perfect position for Hitchin Railway Station, this two bedroom modern first floor apartment is offered to the market with no onward chain and secure gated underground parking.

Accommodation comprises of entrance hall with access to living area/kitchen, two double bedrooms and bathroom. The living area with open plan kitchen benefits from integrated appliances and rear aspect windows overlooking the well maintained communal gardens. The property further offers bedroom with fitted wardrobes and ensuite shower room, further double bedroom and bathroom.

We have been advised by the vendor that the remaining lease on the property is 111 years. The service charge is £1350 per year and ground rent is £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 boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

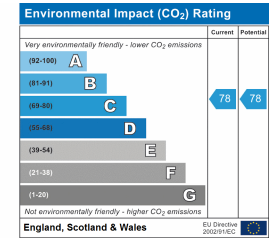
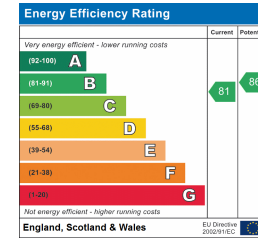
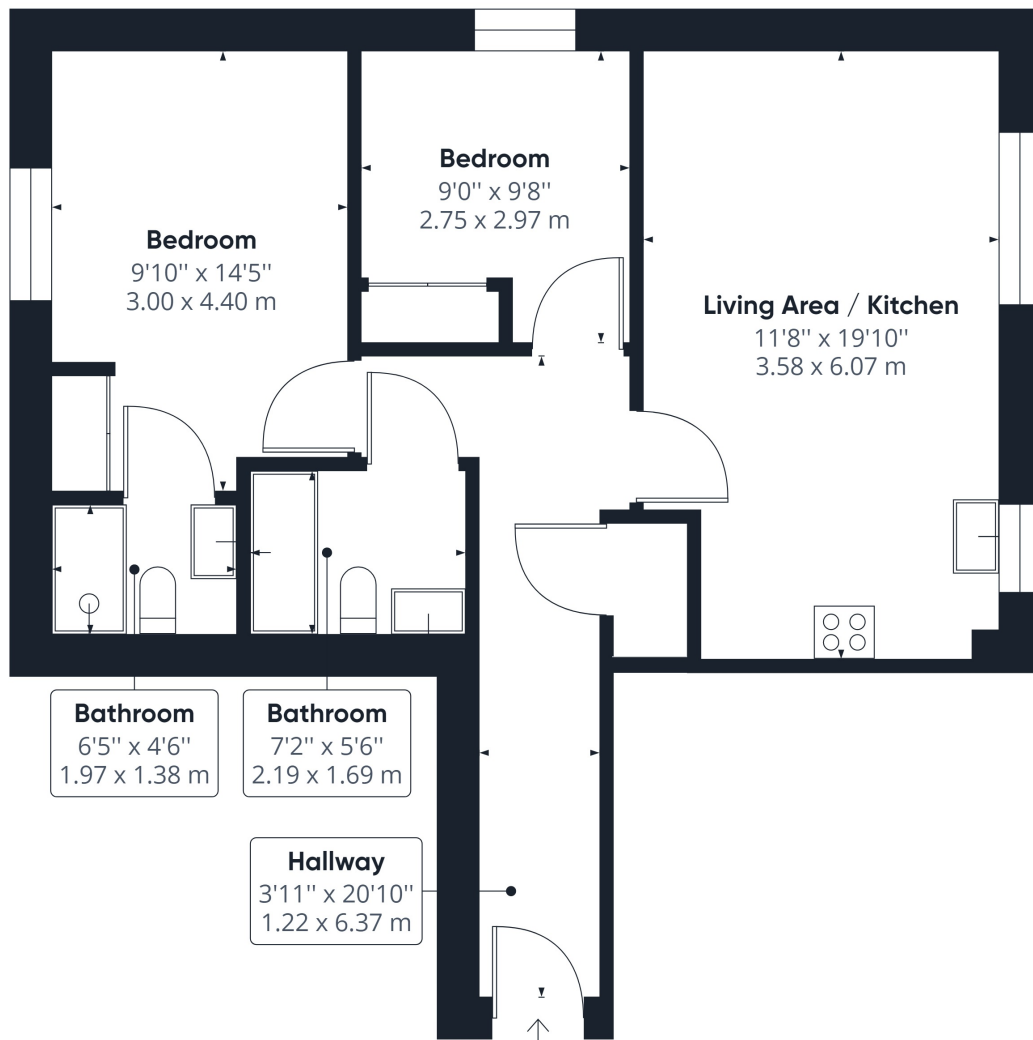
- Allocated underground parking
- Two Double Bedrooms
- Modern First Floor Apartment
- Bedroom with Ensuite
- Well Maintained Communal Gardens
- Ideal Location for Hitchin Railway and Town Centre
- 0.1 miles, 2 min walk to Hitchin train station (as per Google maps)
- 0.5 miles, 11 min walk to the town centre (as per Google maps)











**Approximate total area<sup>(1)</sup>**

635.31 ft<sup>2</sup>  
59.02 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.

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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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