



Parking beyond this point  
is for residents only.  
Visitors please park in  
spaces marked with a "V".  
Thank you

# Morello Gardens

Stevenage Road, Hitchin,  
Hertfordshire, SG4 9DW

**Offers in Excess of £250,000**

country  
properties



A delightful two bedroom top floor apartment nestled in the charming town of Hitchin. This two bedroom apartment benefits from gas central heating and allocated resident and visitor parking.

The property comprises spacious and bright double aspect living room, separate fitted kitchen, large primary bedroom, second bedroom and family bathroom with WC, wash hand basin and bath with shower attachment.

To the outside is allocated parking for residents and visitors.

Lease details

Lease remaining: 102 years

Service charge: £1,624.92 (as advised by the vendor) plus additional costs for repairs to roof and common areas

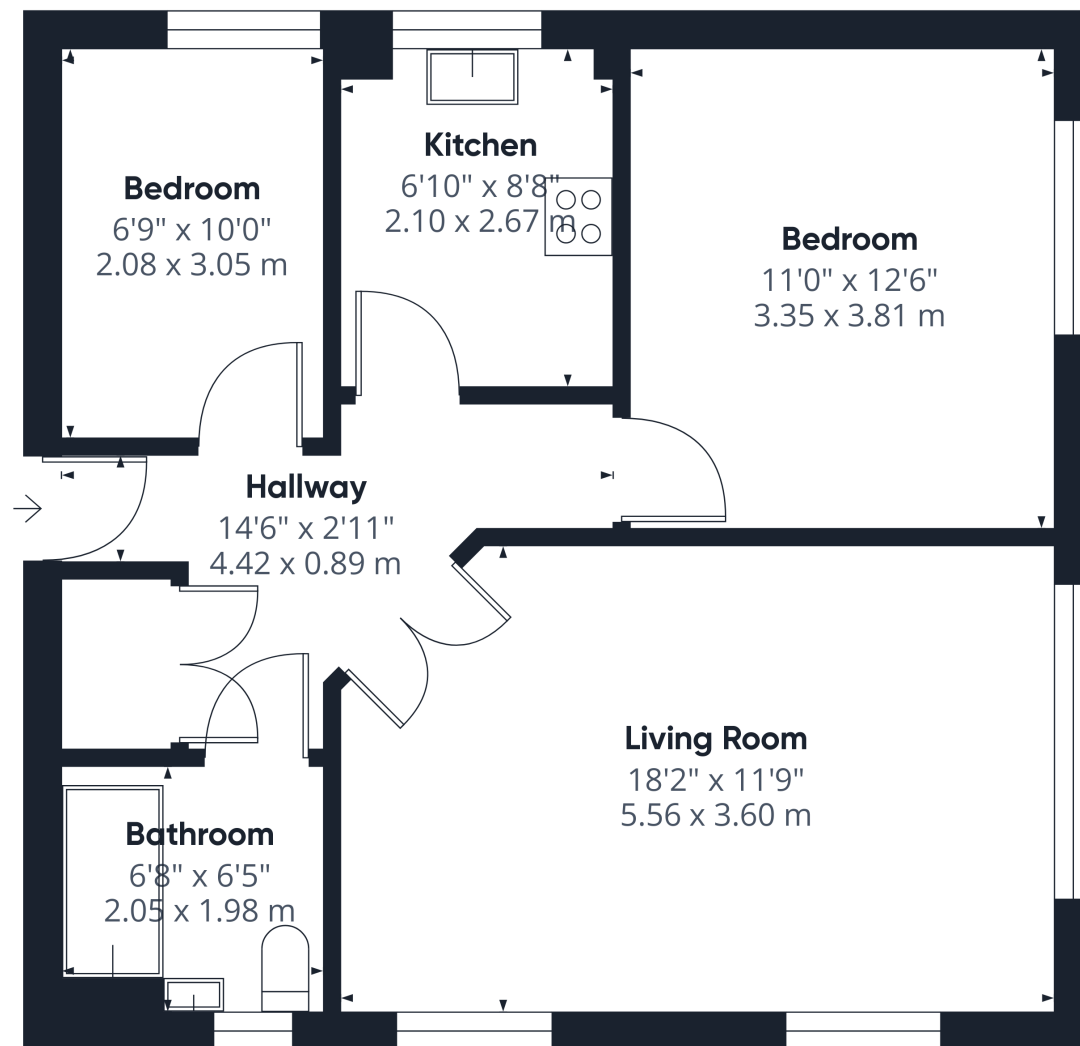
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Well presented top floor apartment
- Two bedrooms
- Spacious living room and separate kitchen
- Gas Central Heating
- Allocated parking for residents and visitors
- 1 mile, 22 mins walk to Hitchin town centre (as per Google maps)
- 1.2 miles, 28 mins walk to Hitchin train station (as per Google maps)









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

597.94 ft<sup>2</sup>

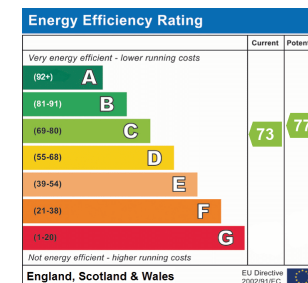
55.55 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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

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