



# Elderflower House

Whinbush Road, Hitchin,  
Hertfordshire, SG5 1QF  
**Guide Price £280,000**

country  
properties



Immaculately presented two bedroom apartment in highly sought-after location.

Offered to the market with no onward chain, this bright and spacious two double bedroom apartment is ideally located just a short stroll from the heart of Hitchin town centre and easy walking distance from the train station.

Situated on the third floor of Elderflower House, part of the popular Peppermint Road development built by Bellway Homes in 2006, this apartment features light and spacious open plan living and is presented in immaculate condition throughout.

Accommodation includes living area with Juliet balcony which is open plan to a fitted kitchen with built-in appliances. There are two generously sized double bedrooms, an ensuite shower room and a main family bathroom. The property further benefits from secure, undercroft allocated parking and communal bike store.

We have been advised by the vendor that the remaining lease on the property is 104 years. The Service Charge is £1,616.17 per annum and the Ground Rent is £398.56 per annum. There is an Annual Reserve Fund of £498.91 also payable.

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.

This apartment offers both comfort and convenience. Contact us today to arrange a viewing.

- Two double bedroom third floor apartment in highly sought-after development and location
- Two generous bedrooms with an en-suite to the principle bedroom
- Secured allocated under croft parking
- Visitor spaces available subject to permit
- No onward chain
- 0.2 mile, 3 min walk to Hitchin town centre (as per Google maps)
- 0.6 mile, 10 min walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



 = Reduced headroom below 1.5m / 5'0

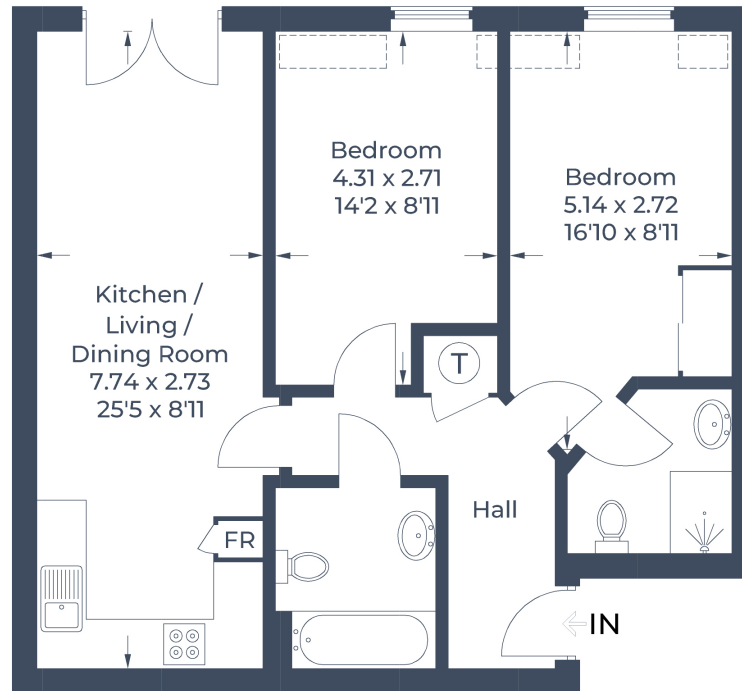


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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