



# Chancery Place

Old Park Road, Hitchin,  
Hertfordshire, SG5 2ED  
**Guide Price £200,000**

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properties



Perfectly positioned in the heart of Hitchin, this contemporary ground floor apartment at Chancery Place offers stylish, low maintenance living just steps from the town's vibrant shops, cafés and transport links.

The bright open plan living/dining room provides a welcoming space filled with natural light, seamlessly connecting to a modern, well equipped kitchen. A sleek, contemporary bathroom and a generously sized double bedroom complete the accommodation, offering comfort and practicality throughout.

Additional benefits include two allocated parking spaces and well kept communal areas, making this an excellent choice for first time buyers, downsizers or investors seeking a modern home in a highly convenient town centre setting.

We have been advised by the vendor that the remaining lease on the property is 118 years, with an annual Ground Rent of £227.92 and a Service Charge of £1,004.32 also paid 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.

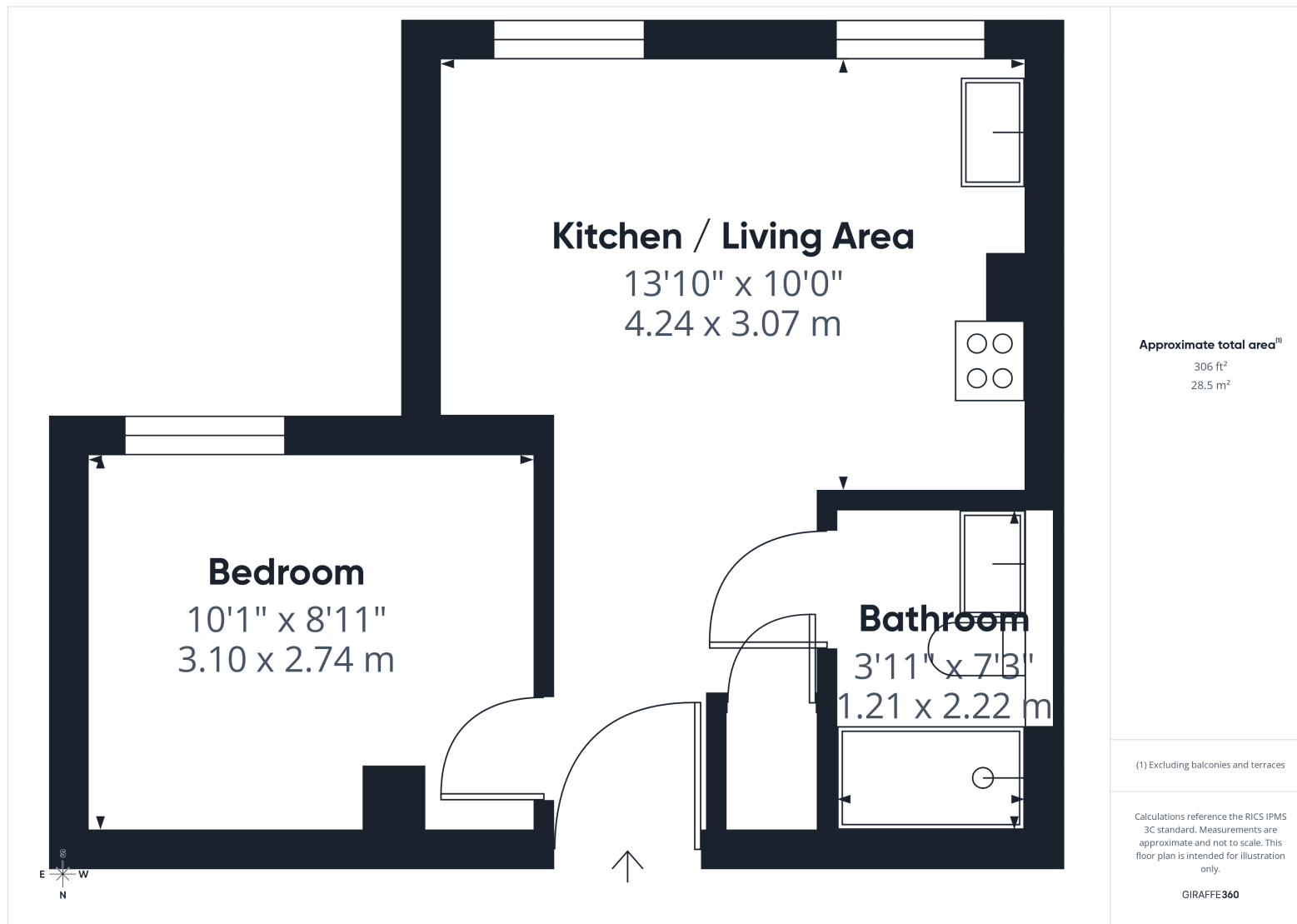
- One bedroom apartment
- Situated in the heart of Hitchin
- Open plan living/dining room
- Allocated parking
- 1.1 miles, 21 min walk to Hitchin train station (as per Google Maps)
- 0.2 mile, 4 min walk to Hitchin town centre (as per Google Maps)











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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