



# Garden Row

Hitchin,  
Hertfordshire, SG5 1QD  
Guide Price £240,000

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properties



A spacious ground floor apartment within a popular cul de sac close by Hitchin Town Centre and Hitchin Railway Station. The property is offered to the market with no onward chain.

The property accommodation includes living room, separate large kitchen/dining room, primary double bedroom, second bedroom with fitted open wardrobe and four piece bathroom suite including W.C, wash hand basin, bath and shower cubicle.

To the outside is parking and communal garden space for residents.

We have been advised by the vendor that the remaining lease on the property is 88 years and the Ground Rent is £10 per annum along with a Service Charge of approx. £650 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.

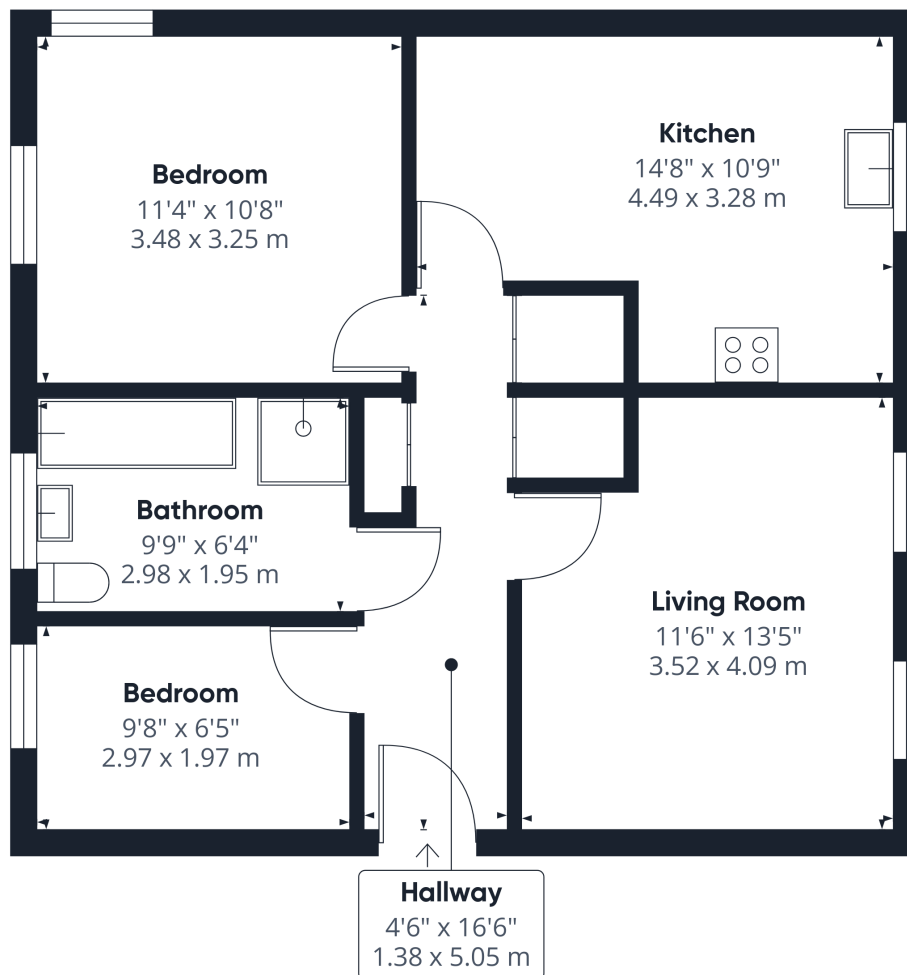
- Spacious ground floor apartment
- No onward chain
- Two bedrooms
- Living room and separate kitchen/dining room
- Residents parking
- 0.4 miles, 9 mins walk to Hitchin train station (as per Google Maps)
- 0.4 miles, 7 min walk to Hitchin town centre (as per Google Maps)











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

625 ft<sup>2</sup>

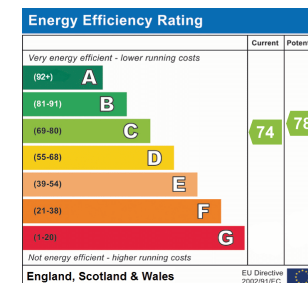
58 m<sup>2</sup>

(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.

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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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