Priory Court

Hitchin,
Hertfordshire, SG4 9DJ
Guide Price   £250,000

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Priory Court is a purpose built development set off of Stevenage Road and offers excellent access out to the A1M. The development offers fantastic communal gardens to the rear of the properties. This property is situated on the second floor and is served by a secure stairwell. The accommodation offers a lovely living area which feeds out to a balcony, fitted kitchen with a breakfast bar, two bedrooms and family bathroom. Based on the south side of Hitchin, the property is a short walk to the town centre and amenities.
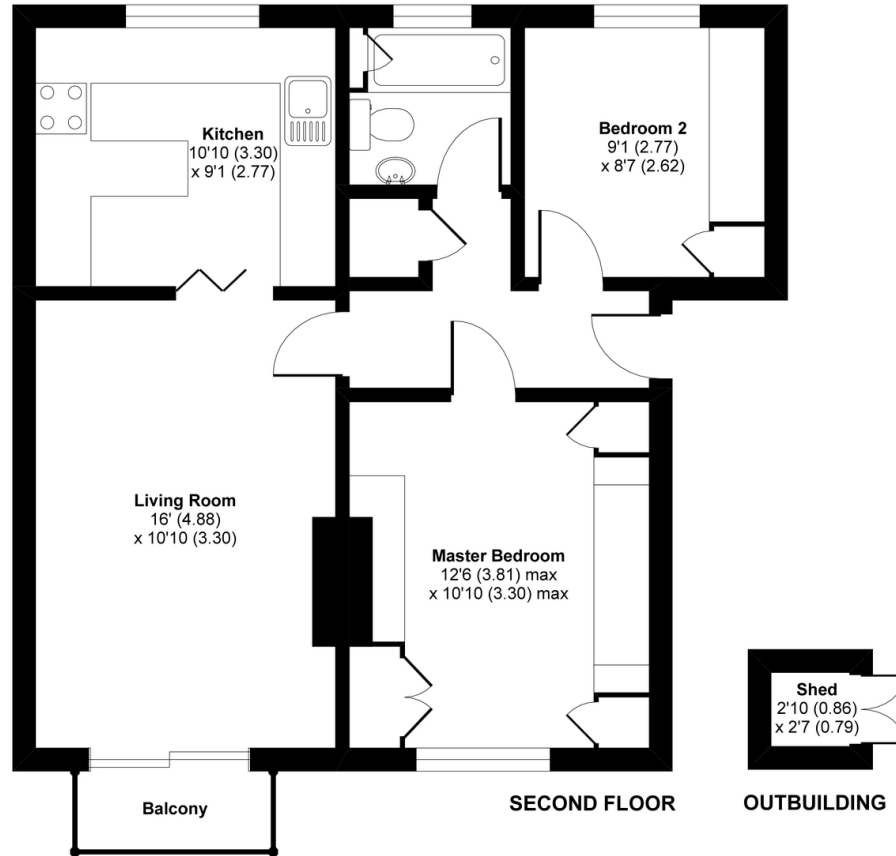
- Two bedroom second floor apartment
- Communal front and rear gardens
- Living room with balcony
- Gas heating with combi boiler
- 0.6 mile, 13 mins walk to Hitchin town centre (as per Google maps)
- 1.3 mile, 27 min walk to Hitchin train station (as per Google maps)
- We are advised by the vendor the lease has 134 years remaining
- We are advised by the vendor the current service charge is £1342.75 per annum
- The building insurance is included in the service charge

Approximate Area = 613 sq ft / 57 sq m
Outbuilding(shed) = 8 sq ft / 0.7 sq m
Total = 621 sq ft / 57.7 sq m
For identification only - Not to scale

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Kitchen
10'10 (3.30)
x 9'1 (2.77)

Bedroom 2
9'1 (2.77)
x 8'7 (2.62)

Living Room
16' (4.88)
x 10'10 (3.30)

Master Bedroom
12'6 (3.81) max
x 10'10 (3.30) max

Shed
2'10 (0.86)
x 2'7 (0.79)

Balcony

SECOND FLOOR

OUTBUILDING

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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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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