



KING'S ROAD

WILLIAM MOSS BUILDINGS

20
ZONE

William Moss Buildings

57 Nightingale Road, Hitchin,
Hertfordshire, SG5 1RQ
Guide Price £215,000

COUNTRY PROPERTIES
PART OF HUNTERS

William Moss Building was a wonderful conversion and addition of the former and historic building on the corner of Kings and Nightingale Road in Hitchin. This particular apartment is located in the basement of the building and offers a large entrance hall, open plan living and kitchen area, double bedroom and a family bathroom. The development offers secure entrance communal doors as well as a parking space in the developments carpark which is also enclosed by secure gates.

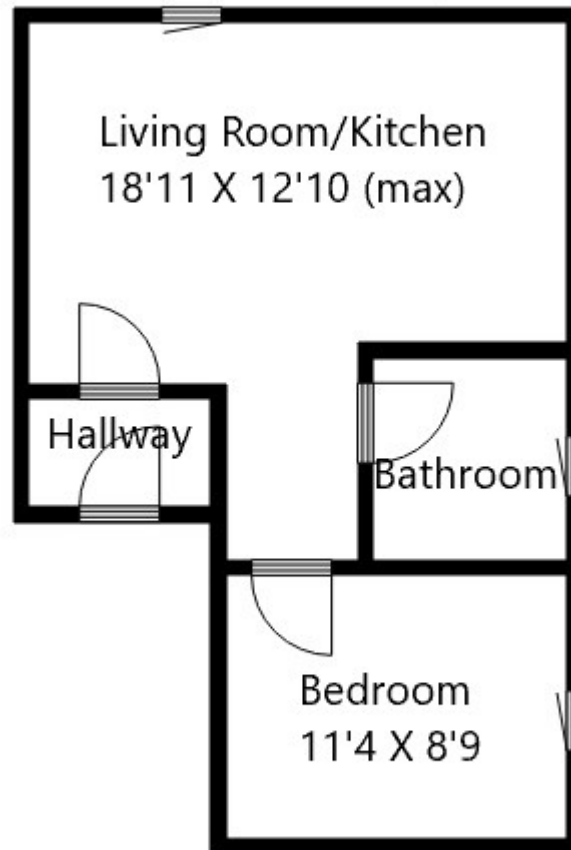
We have been advised by the vendor that the remaining lease on the property is 122 years. The ground rent is approximately £200 per annum with a service charge of approximately £1150 per annum.

- One bedroom basement apartment
- Open plan Kitchen/Living area
- Security Entry Phone System
- Gated Allocated Parking
- 0.3 miles, 6 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 7 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN





Approximate Area = 462 sqft or 43 sqm



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	84	84
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		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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