



# Lyon Court

Walsworth Road, HITCHIN,  
Hertfordshire, SG4 9SX  
Guide Price £305,000

country  
properties

This well presented second floor apartment in the sought after Lyon Court development, close to Hitchin Railway Station, is offered for sale with no onward chain.

The building features an impressive communal entrance hall with a sweeping staircase and access to secure underground parking.

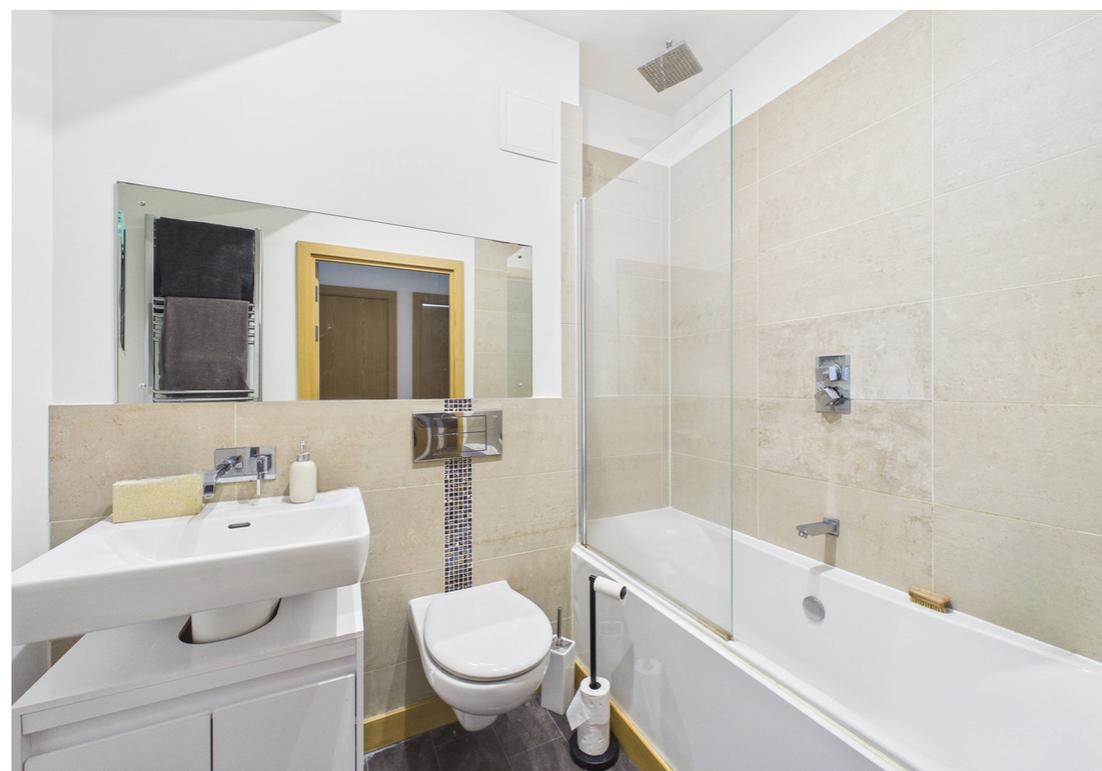
The accommodation comprises an entrance hallway, an open plan living area with a modern fitted kitchen and integrated appliances, a principal bedroom with fitted wardrobes, a second bedroom, and a contemporary bathroom with WC, wash hand basin and bath with shower over.

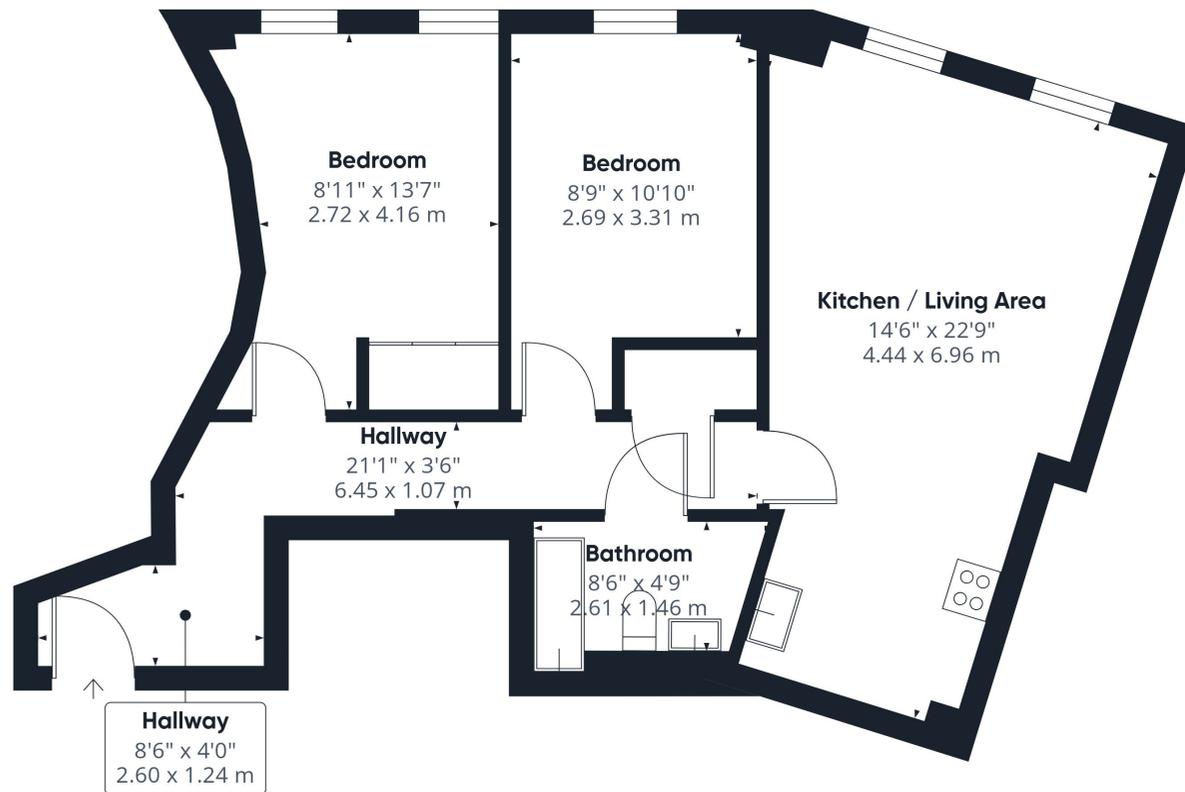
We have been advised by the vendor that the remaining lease on the property is 110 years (from 2026) with an annual service charge of £1,759 and a Ground Rent of £350, also paid annually.

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 boy's schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Second floor two bedroom apartment
- Ideally located for Hitchin train station, 1 min walk
- Two double bedrooms
- Allocated underground parking
- Secure entry phone system
- 0.6 mile, 12 mins walk to Hitchin town centre (as per Google Maps)







Approximate total area<sup>(1)</sup>  
 649 ft<sup>2</sup>  
 60.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Energy Efficiency Rating		
	Current	Potential
	84	84

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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