

A three-story brick building with a balcony and green window frames. The building is made of light-colored bricks and has a gabled roof. The balcony has a glass railing and a black metal frame. The windows are green-framed and have multiple panes. The building is situated on a paved area with a black metal fence in the background.

# Starlings Bridge

Nightingale Road, HITCHIN,  
Hertfordshire, SG5 1QW  
Guide Price £137,500

COUNTRY PROPERTIES  
PART OF HUNTERS



Offered to the market with no chain and the option of 50% shared ownership or 100% ownership is this immaculate two bedroom first floor apartment. The property benefits from living room with Juliet balcony, modern fitted kitchen with fitted appliances, two generous bedrooms and bathroom with W.C, wash hand basin and bath with shower attachment. The development has secure underground parking for residents and is located in a desirable location close by Hitchin town and Hitchin railway station.

Lease details:

Lease remaining: 82 years

Shared Ownership Rent: £165.19 per month

Service Charges: £197.49 per month

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.

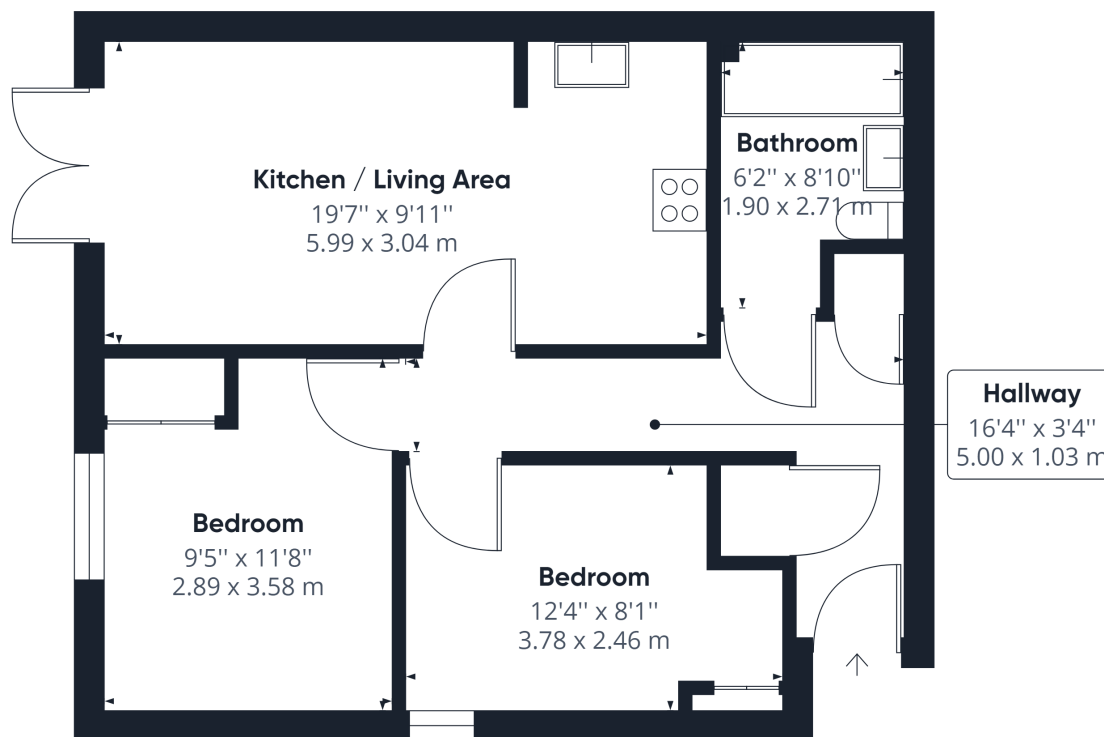
- Two Bedroom first floor apartment
- Living Room with juliet balcony
- Available for 50% or 100% share
- Secure underground parking
- 0.8 mile, 17 min walk to Hitchin town centre (as per Google maps)
- 0.5 mile, 12 min walk to Hitchin train station (as per Google maps)
- No chain











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

547.57 ft<sup>2</sup>  
50.87 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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