



Old Park Road, Hitchin **Guide Price £270,000 - £290,000**

Guide Price £270k to £290k. First-Time Buyer Appeal – A perfect start on the property ladder with no stamp duty for eligible buyers | Move-In Ready Condition – No need for renovations; simply bring your furniture and settle in | Spacious Ground-Floor Living – Enjoy the convenience of single-level living with generous room sizes throughout | Modern Fitted Kitchen – Cook with ease using the built-in oven and hob, with plenty of space for your essentials | Flexible Living Room Space – Arrange your furniture to suit your lifestyle, whether relaxing or entertaining | Two Versatile Bedrooms – A double bedroom and single room ideal for guests, an office, or a nursery | Convenient Bathroom with Shower Over Bath – Quick mornings or relaxed evening soaks; options to suit your lifestyle | Private Allocated Parking – Always have a space waiting for you, right outside | Great for Investors – Achieve a strong 5% rental yield with an estimated income of £15,000 per year | Great location - just a 5 minute walk to Hitchin town centre. Great road links - short drive to A1(M). Just 20 mins to London Luton Airport



Guide Price £270k to £290k. Great Ground-Floor Flat For First-Time Buyers, Downsizers, And Investors For That Price? Don't miss out to someone else!

This spacious ground-floor apartment, with no stamp duty for eligible first-time buyers, offers an excellent opportunity, whether you're starting out, downsizing, or investing. Investors will appreciate there is no need for any upfront work, ensuring quick occupancy - with an expected annual income of £15,000, providing a good return from the start. Downsizers, too, will find it's got just the right amount of space and ease of living. There is also a good length of lease remaining.

With your own entrance from the carpark, directly into the living space you do not need to worry about carrying heavy shopping or navigating internal hallways to get in.

An open plan living space is a generous size, giving you the freedom to set it up to suit your lifestyle, whether that's a comfortable space for relaxation or a welcoming spot to gather with friends. There is plenty of space for a large sofa and other furniture - just add soft furnishings and décor to your taste. The hard flooring not only looks great but is easy to maintain.

The kitchen is fitted with modern white glossy units and contrasting worktops, a built-in oven and hob, integrated fridge / freezer and room for everything you need, making it easy to enjoy home-cooked meals or quick bites on busy days.

When it's time relax and re-charge your batteries, you'll find two bedrooms - A good size double with built in wardrobes and a single bedroom - perfect for guests, an office space if you're working from home, or perhaps a nursery.

You'll love the bathroom with a shower over the bath - ready for both quick invigorating mornings and relaxing soaks in the evenings after a hard day.



Got a car? Parking is sorted, with private allocated parking

Located in a well-connected part of Hitchin, this flat benefits from easy access to open green spaces, including Bancroft Recreation Ground and Oughtonhead Common. Whether it's a morning jog, a weekend stroll, or a spot to relax, nature is always close by.

If you're ready to move, this flat is ready for you! Bring your furniture and start settling in.

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - E

Lease Length - 118 years remaining

Ground Rent - £300.00 P.A

Service Charge - £900.00 every six months

Electric heating

| GROUND FLOOR

Open plan living space: 20' 8" MAX x 14' 1" (6.30m x 4.30m)

Bedroom One: Approx 14' 7" x 8' 6" (4.45m x 2.60m)

Bedroom Two: 11' 2" MAX x 7' 3" (3.40m x 2.20m)

Bathroom: Approx 7' 3" x 5' 11" (2.2m x 1.8m)

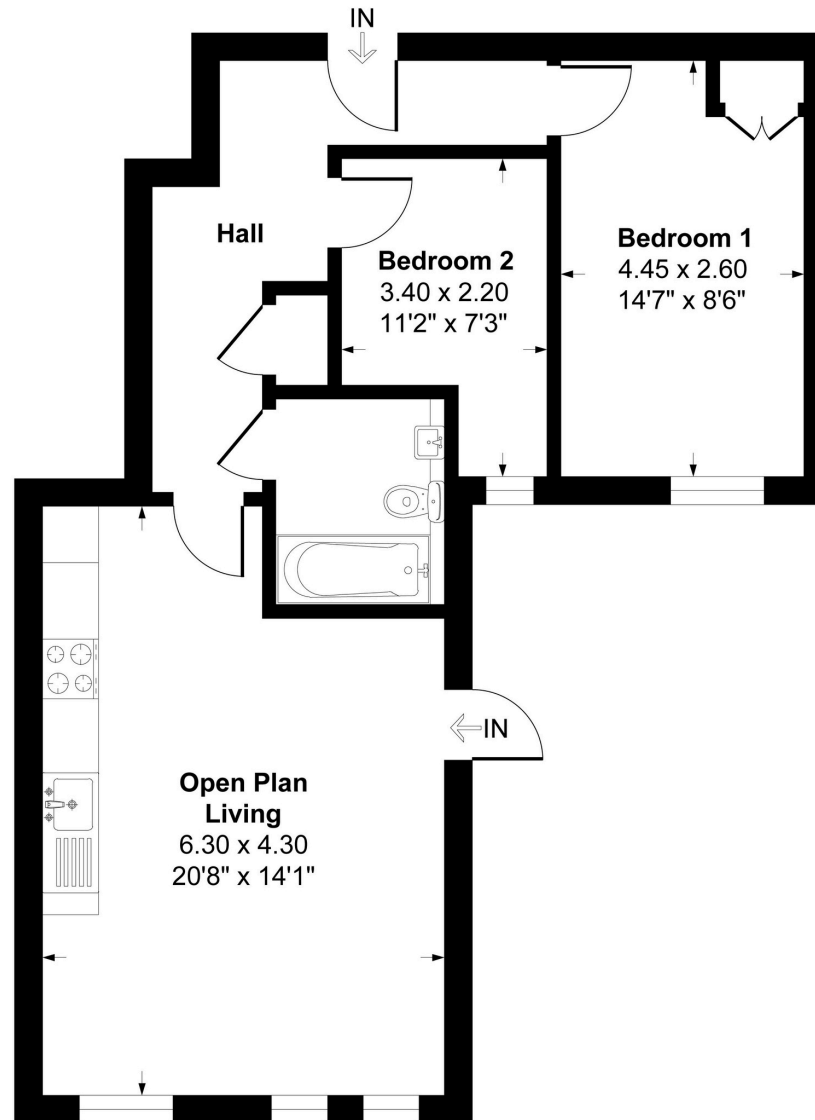
| OUTSIDE

Allocated off road parking space



Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
 Registered in England and Wales 11327419
 Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



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	54	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 