



**Johnson Place**  
65 Walsworth Road, Hitchin,  
Hertfordshire, SG4 9FJ  
Guide Price £280,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A delightful two bedroom apartment situated in a highly convenient and sought after development providing easy access to the town centre and station. Presented in superb order throughout the property offers modern open plan kitchen / living room with two good size bedrooms, one with en-suite and a family bathroom. The property also has the added benefit of secure underground parking and use of the communal grounds.

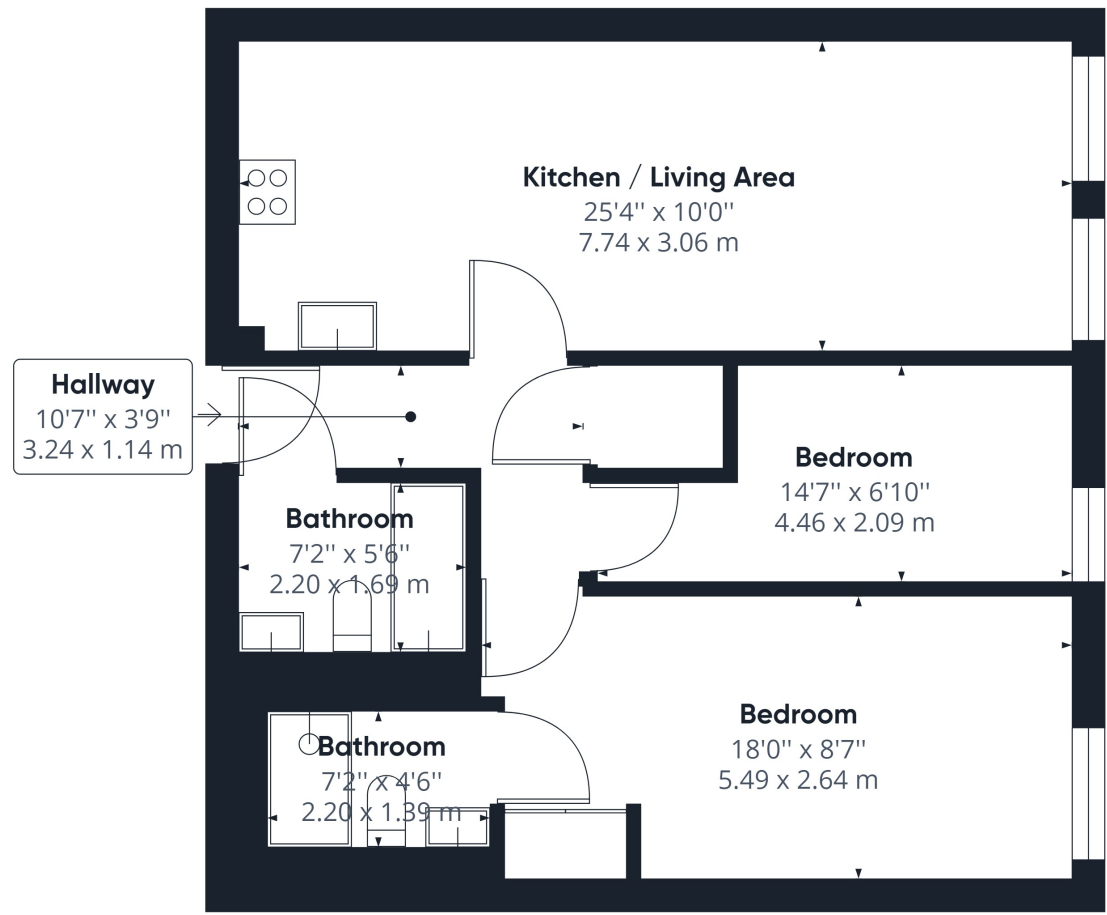
We have been advised by the vendor that the remaining lease on the property is 125 years from January 2008, with a service charge of £1936.08 per annum and a ground rent of £350 per annum.

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

- A two bedroom, second floor apartment
- Well presented throughout
- En-suite to master bedroom
- Open plan kitchen and living area
- Secure underground parking
- Well maintained communal gardens
- 0.5 miles, 11 min walk to the town centre (as per Google maps)
- 0.1 miles, 2 min walk to Hitchin train station (as per Google maps)





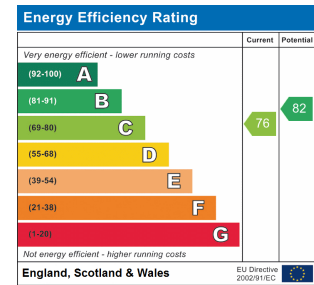


Approximate total area<sup>(1)</sup>  
642.20 ft<sup>2</sup>  
59.66 m<sup>2</sup>

(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.

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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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