



Hazel Court

The Avenue, Hitchin,
Hertfordshire, SG4 9SJ

Guide Price £325,000

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Set within a the highly desirable development and offered to the market with no onward chain, this spacious two bedroom apartment enjoys a prime position on one of Hitchin's most sought after roads. Rarely available and beautifully arranged, the property offers generous proportions, excellent natural light, and a wonderfully peaceful setting.

The accommodation begins with an inviting entrance hall leading to a large, bright living room, enhanced by direct access to a south facing balcony. A separate, well planned kitchen provides ample storage and workspace. Both bedrooms are comfortable doubles, each served by the three-piece bathroom suite including WC, wash hand basin and bath with shower attachment.

Externally, the property benefits from a single garage and residents' parking and a ground floor storage room, adding valuable convenience in this prestigious location.

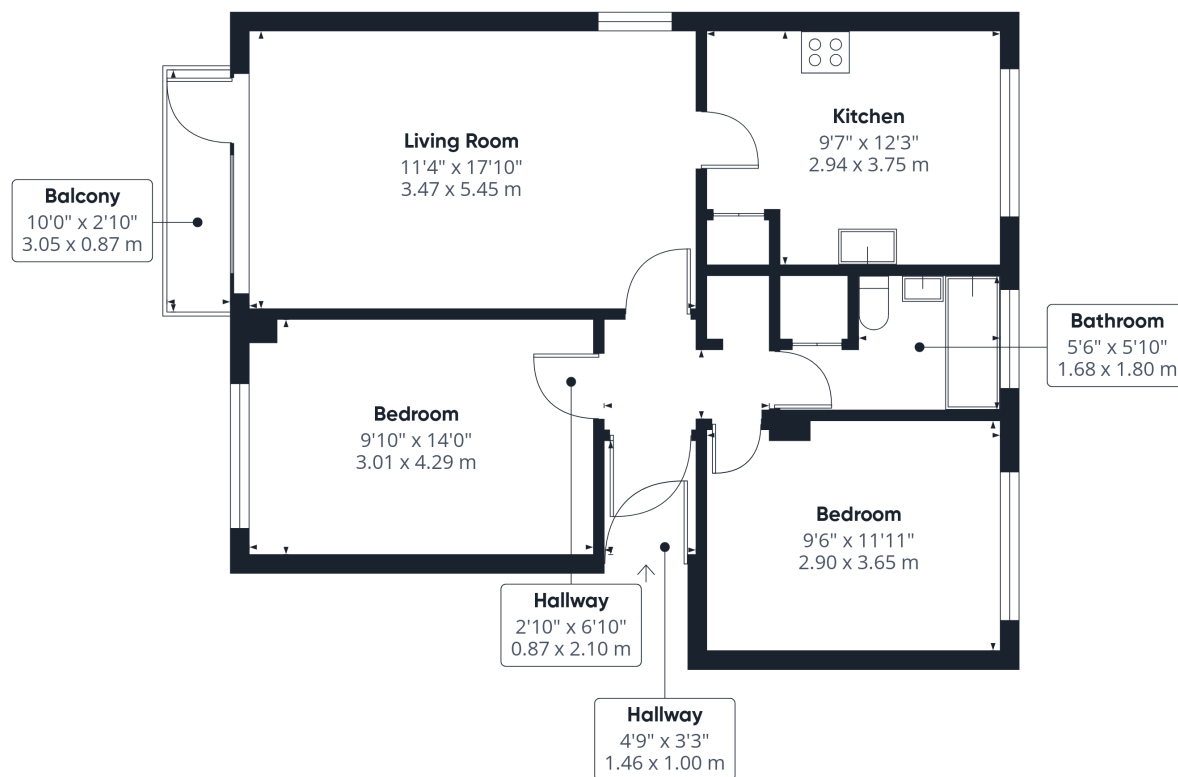
We have been advised by the vendor that the remaining lease on the property is 109 years, there is a Service Charge of £2,120 per annum and a Ground Rent of £150 also paid per annum.

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.

- No onward chain
- Two generous bedrooms
- Top floor apartment
- South facing balcony
- Sought after location
- Loft access
- Garage and residents parking
- 0.4 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.6 miles, 12 min walk to Hitchin train station (as per Google Maps)







Approximate total area⁽¹⁾

671 ft²
62.3 m²

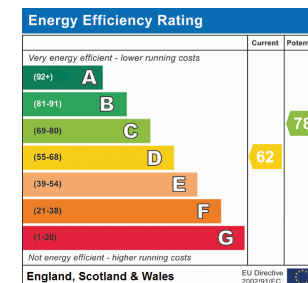
Balconies and terraces

29 ft²
2.7 m²

(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.

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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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