



**Johnson Place**  
65 Walsworth Road, Hitchin,  
Hertfordshire, SG4 9FJ  
Guide price £375,000

country  
properties

Set in this modern development is this wonderful two bedroom apartment in the Johnson Place on Walsworth Road which is ideal for commuting as it is set within a few minutes walk to Hitchin mainline train station.

This apartment is of a very generous size and offers a well appointed kitchen and an open plan living area with two well appointed bedrooms, the principal suite offering its own en-suite. Outside this apartment has attractive communal gardens, and benefits from underground parking.

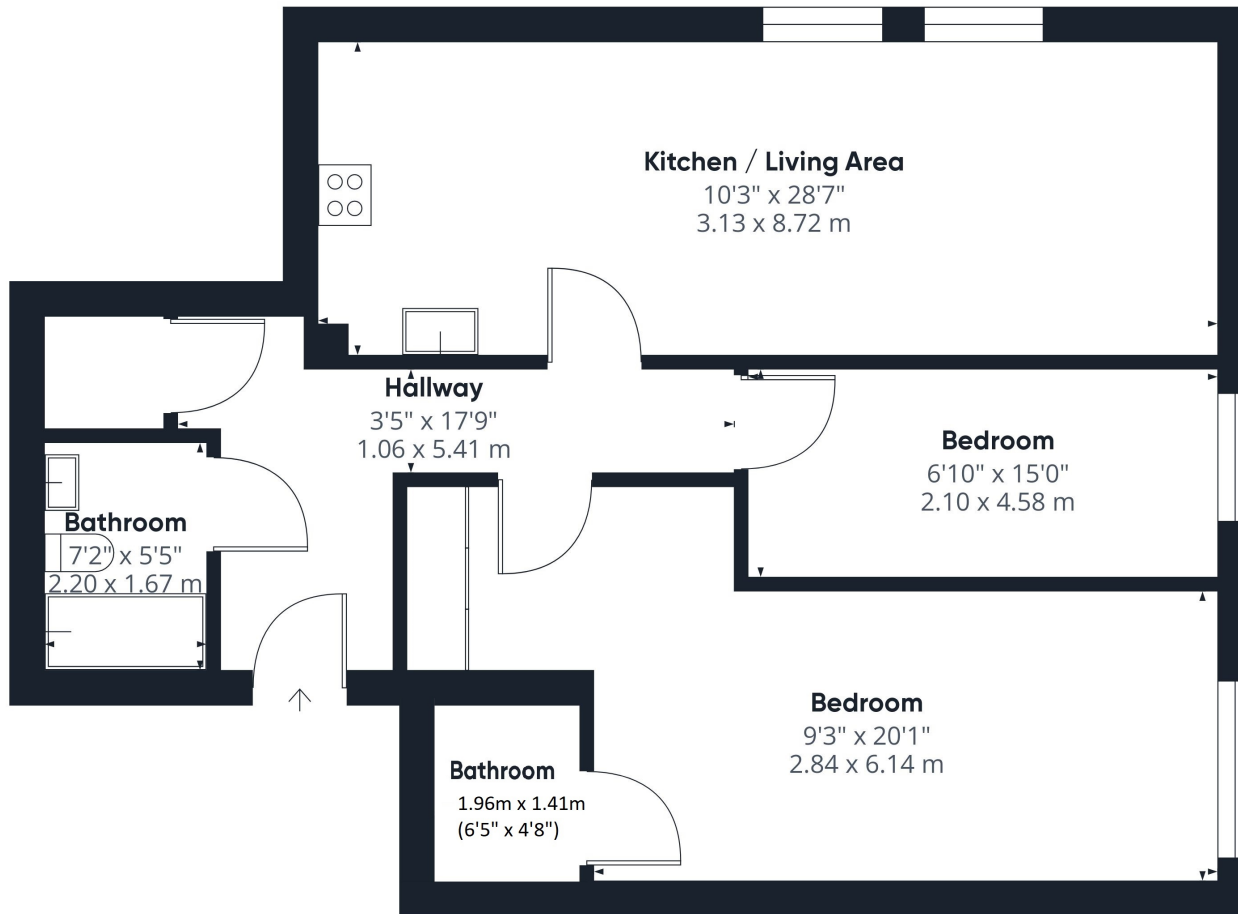
We have been advised by the vendor that the remaining lease on the property is 200 years ( Original lease 125 years plus 90 year lease extension, with a current annual Service Charge of approximately £1,800 and a peppercorn Ground Rent).

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 wonderful two bedroom apartment in a highly sought after development
- Open plan living accommodation with fitted kitchen
- Modern bathroom and ensuite shower room
- Allocated underground parking
- 0.2 mile, 2 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.8 mile, 19 mins walk to Hitchin Town Centre (as per Google Maps)
- NO ONWARD CHAIN





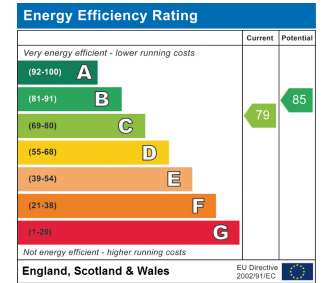


Approximate total area<sup>(1)</sup>  
867 sq.ft.  
80.6 sq.m.

(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.  
Calculations are based on RICS IPMS 3C standard.

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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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