



Starlings Bridge

Nightingale Road, Hitchin,
Hertfordshire, SG5 1QW
Guide Price £300,000

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A stylish two bedroom ground floor apartment with secure parking, long lease and no onward chain, just moments from Hitchin town centre. Boasting a spacious reception room and well appointed interiors, this property offers a comfortable and stylish home ideally suited for professionals, couples, or small families looking to enjoy all that this vibrant market town has to offer.

The property features a bright and inviting reception room, perfect for relaxing evenings or entertaining guests. The space benefits from triple aspect windows, flooding the room with natural light. Fitted plantation shutters add enhance both privacy and light control while adding a stylish finish. Open plan to the reception room is a modern kitchen, fitted with quality appliances, fitted appliances and breakfast bar.

The property features two generously sized bedrooms, each providing fitted wardrobes. Both bedrooms are served by a modern fitted bathroom suite. Benefits of this modern apartment include three storage cupboards located in the entrance hall. Additionally, the property benefits from secure, gated grounds with allocated underground parking.

One of the standout benefits of this apartment is its prime location. Just 0.5 miles, approximately a 10 minute walk from Hitchin train station, commuting is both easy and efficient. Whether you work in London or nearby towns, daily travel is stress free and straightforward. Additionally, the vibrant Hitchin town centre is only 0.3 miles away, a quick 4 minute stroll, where you can enjoy a variety of shops, cafes, restaurants, and cultural attractions.

We have been advised by the vendor that a lease extension has been agreed at 170 years, with no ground rent payable. Service charge is currently £2,250.48 per annum.

Hitchin is renowned for its charming blend of historic character and contemporary amenities, with bustling markets, green spaces, and friendly community spirit. Living here means you will be perfectly positioned to enjoy the best of both worlds, convenient urban living alongside the tranquillity of this delightful town.

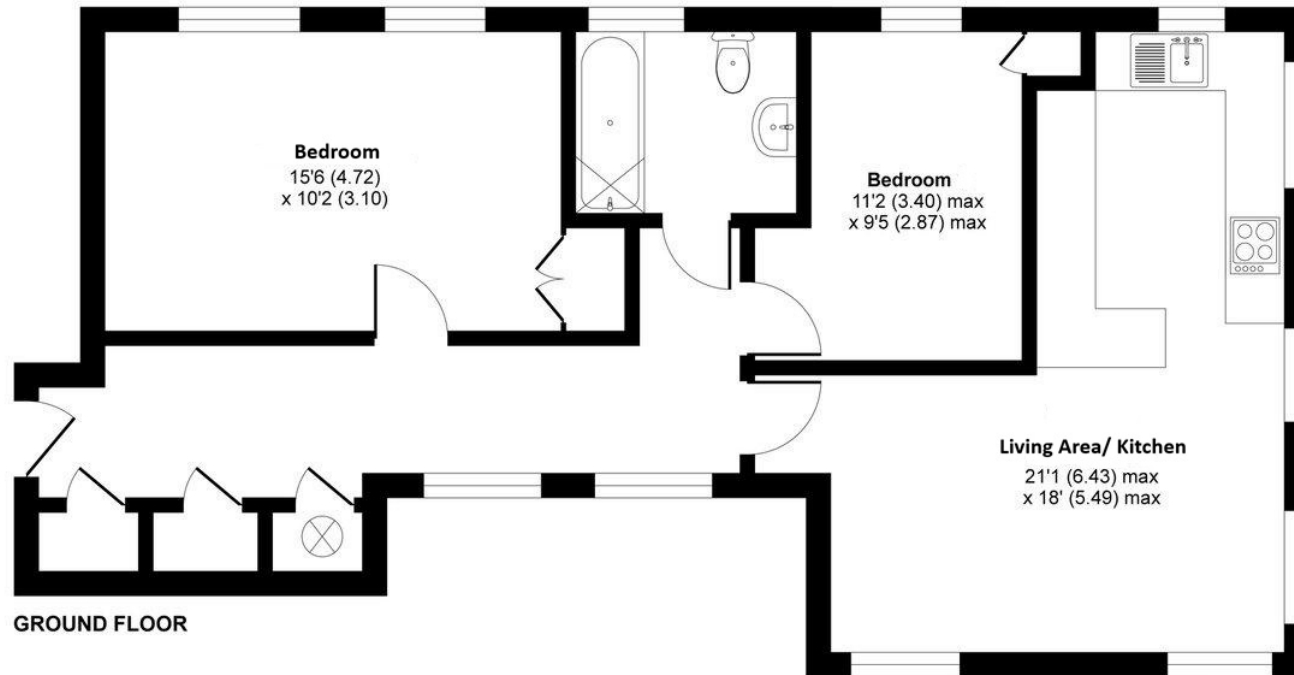
- No onward chain
- Stunning ground floor apartment
- Two generous bedrooms
- Modern finish throughout
- Secure allocated parking
- Newly agreed Lease of 170 Years
- 0.3 miles, 4 mins walk to Hitchin town centre (as per Google Maps)
- 0.5 miles, 10 min walk to Hitchin train station (as per Google Maps)





Approximate Area = 738 sq ft / 68.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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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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