



Lyon Court

Walsworth Road, HITCHIN,
Hertfordshire, SG4 9SX
Guide Price £375,000

COUNTRY PROPERTIES
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This fabulous two double bedroom apartment in the sought after Lyon Court development neighbouring Hitchin Railway Station is offered to sale with no onward chain. The apartment offers a spectacular entrance hall which has a 'Barcelona' feel with sweeping staircase and provides access to secure underground parking.

The accommodation comprises of entrance hallway, cloakroom with W.C, open plan lounge and modern fitted kitchen with built in appliances and breakfast island, main bedroom with fitted wardrobes and en-suite bathroom and a second double bedroom with modern bathroom suite.

We have been advised by the vendor that the current remaining lease on the property is 114 years, with a service charge of £1,527 and the ground rent is £350 per annum.

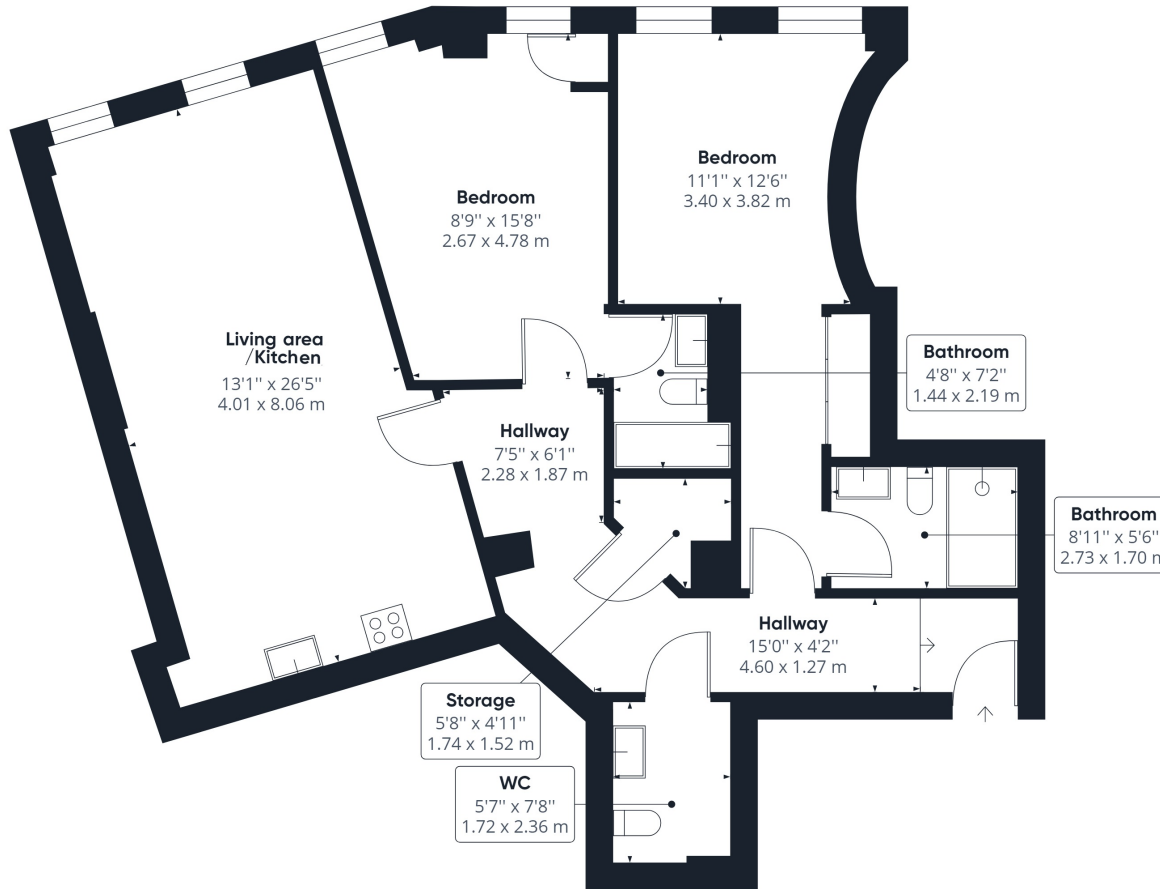
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Two double bedrooms both with en suite
- Stunning open plan kitchen/living room with breakfast island
- Secure gated underground Parking
- 0.1 miles, 3 mins walk to Hitchin train station (as per Google maps)
- 0.7 mile, 14 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN







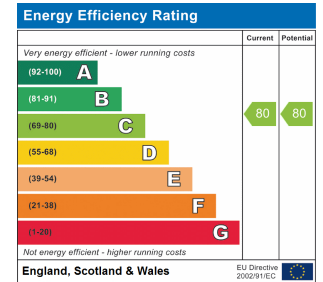


Approximate total area⁽¹⁾
1052.95 ft²
97.82 m²

(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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