



Tudor Court

Hitchin,
Hertfordshire, SG5 2BE
Guide Price £335,000

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Set at the rear of this exclusive development is a wonderful second floor apartment which is located within half a mile of the town centre. There is a recently refurbished communal entrance with a stair case leading to all floors. This particular property is on the top floor which offers lovely views.

From the entrance hall is a large storage cupboard providing plenty of space and door through to the main living areas. The fitted kitchen offers a range of units with work surfaces over and plenty of space for appliances. There is a really generous living/dining room with access out to the lovely balcony offering space to unwind. Off of the inner hallway is two bedrooms and a three piece family bathroom.

Outside there are parking bays and this property comes with a garage en-bloc.

We have been advised by the seller that the lease has 963 years remaining. The service charge is £2,168.98 per annum inclusive of ground rent and is looked after by the residents under the company Tudor Court Flats Limited.

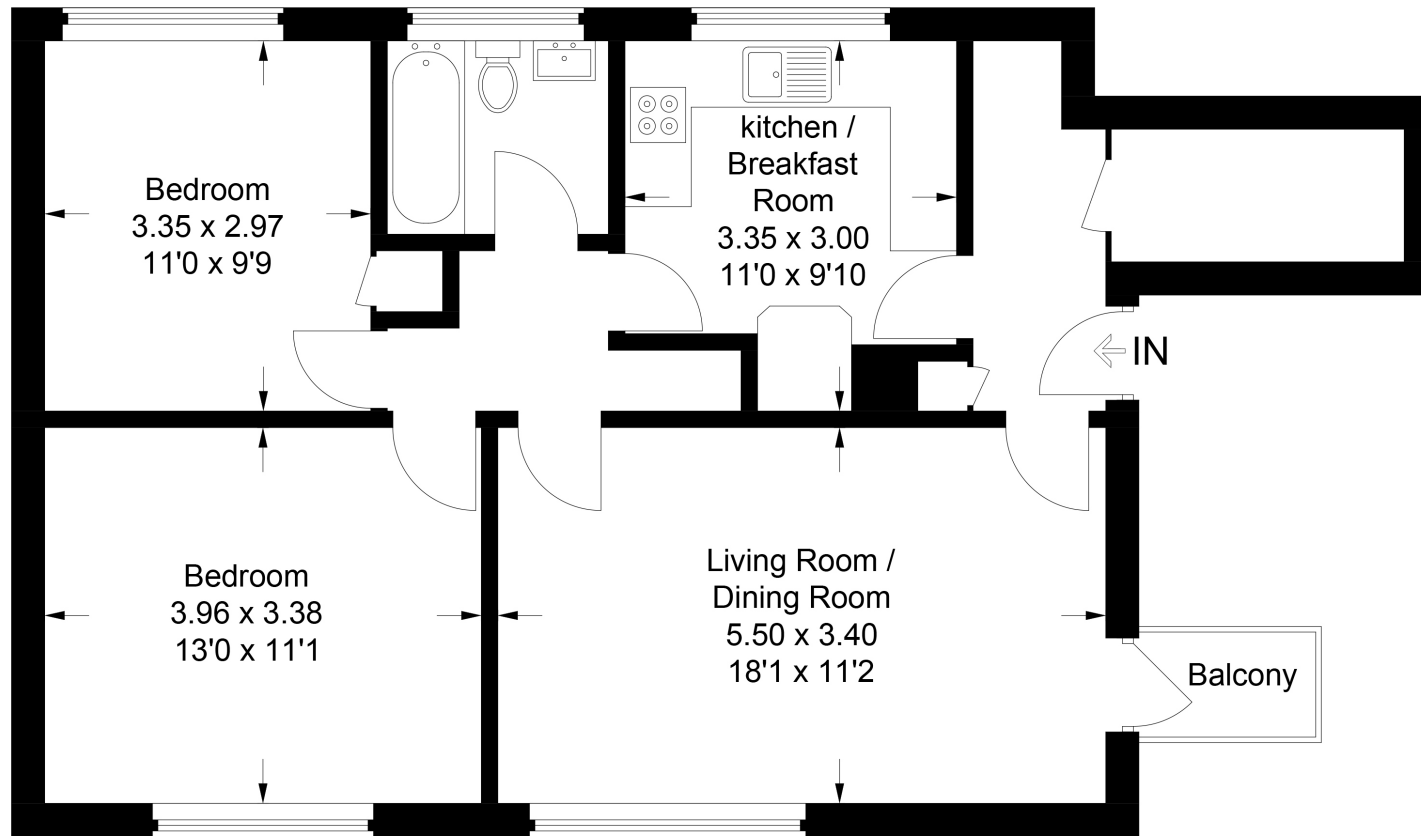
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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/St Pancras and Cambridge with an approximate journey time of 35 minutes for both.

- Two bedroom top floor apartment
- Generous living/dining room with access to balcony
- Well appointed kitchen and bathroom
- Ample storage cupboards throughout
- Garage en bloc & parking
- Lovely communal gardens
- 31 mins walk, 1.4 miles to Hitchin train station (as per Google maps) Description
- 11 mins walk, 0.5 miles to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN





Approximate Gross Internal Area = 69.4 sq m / 747 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		70	75
		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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