



Cadwell Green

Cadwell Lane, Hitchin,
Hertfordshire, SG4 0AE
Guide Price £225,000

country
properties

This modern two bedroom purpose built second floor apartment is offered to the market with no onward chain and positioned to overlook the playing fields of Cadwell Lane in Hitchin.

Accommodation comprises of entrance hall, spacious living area with open plan kitchen, primary bedroom with fitted wardrobes and en-suite shower room, further bedroom and family bathroom including W.C, wash hand basin and bath with overhead shower.

Outside there is ample parking with an allocated space for this property.

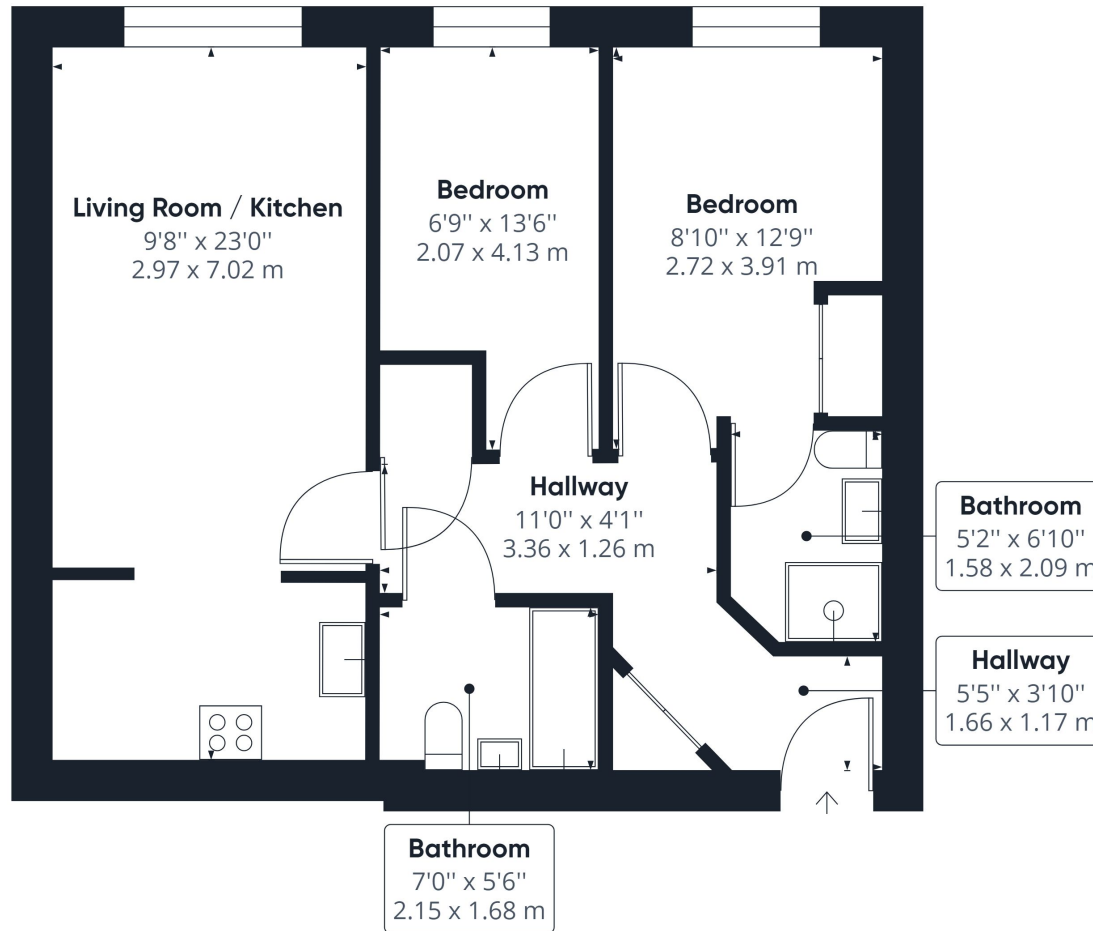
We have been advised by the vendor that the remaining lease on the property is 83 years and the annual Service Charge is £1,200 with a Ground Rent of £350.

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 bedroom second floor apartment
- Modern open plan kitchen/living area
- Master bedroom with en-suite
- Underfloor Heating throughout
- Allocated and Visitor parking
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- 1.1 mile, 21 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN







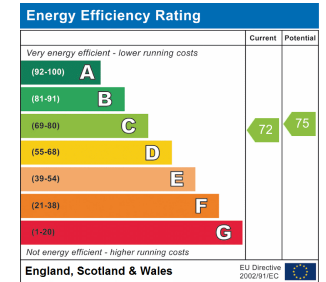
Approximate total area⁽¹⁾

601.22 ft²
55.86 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.

GIRAFFE360



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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

country
properties