



The Grange

Portmill Lane, Hitchin,
Hertfordshire, SG5 1EN
Offers in Excess of £240,000

country
properties

Positioned within Hitchin's town centre is this modern one bedroom first floor apartment offered to the market with no onward chain.

The property comprises an entrance hall, spacious and bright living area with open plan modern fitted kitchen and access to the private balcony. The modern bathroom suite contains WC, wash hand basin and bath with shower attachment and the double bedroom includes fitted wardrobe space and an additional door to the balcony.

Lease details

Lease remaining 115 years

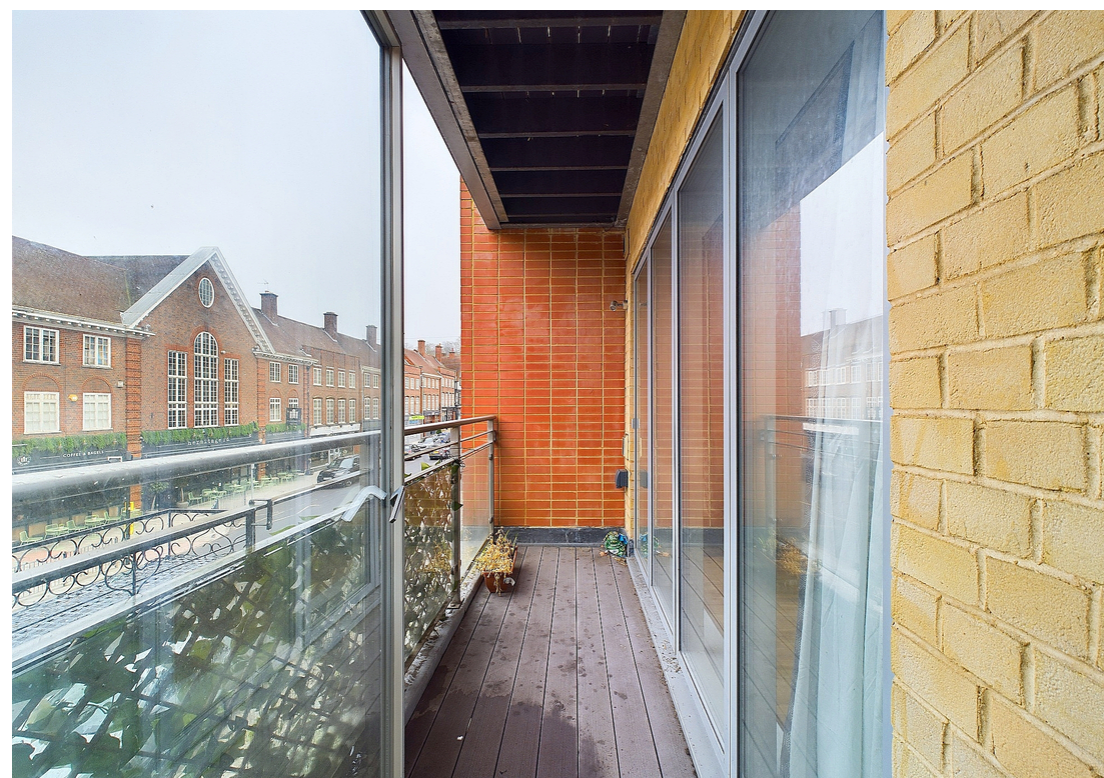
Service charge £2482.37 per annum (as advised by the vendor)

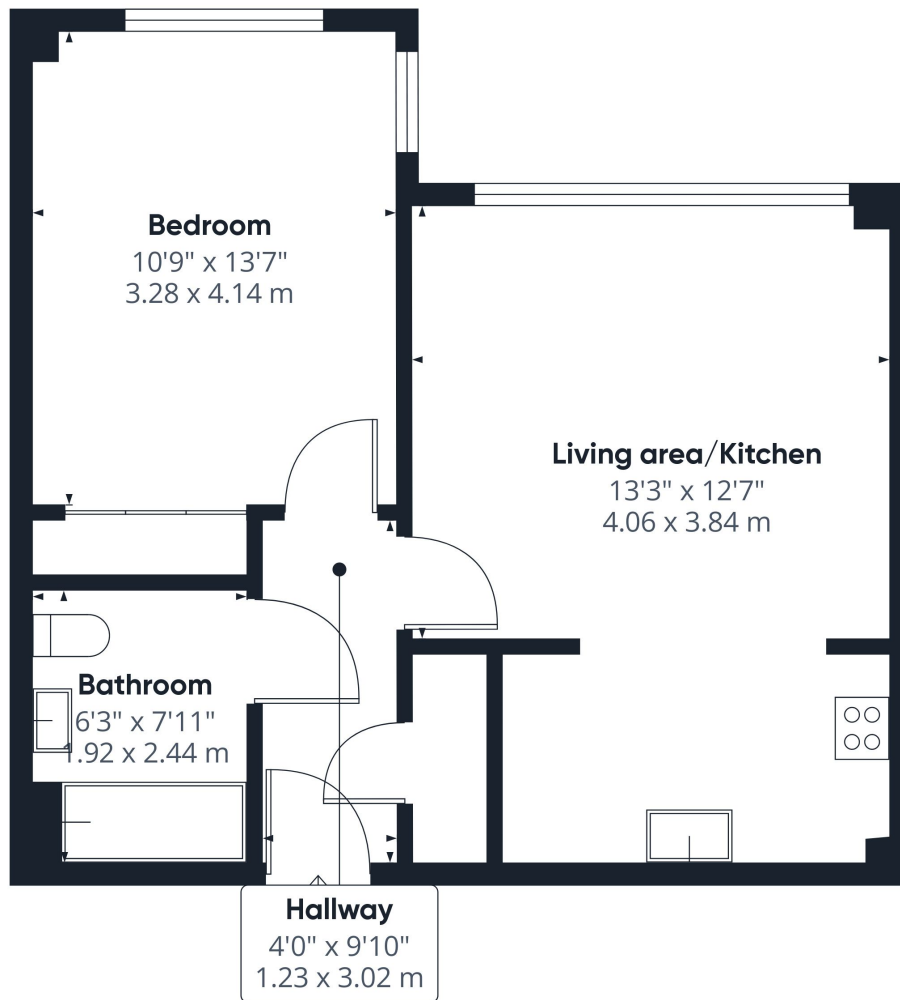
Ground rent £300 per annum (as advised by the vendor)

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.

- One bedroom first floor apartment
- Well presented throughout
- Hitchin town centre location
- Private balcony
- No onward chain
- 0.7 miles, 15 min walk to Hitchin train station (as per Google maps)







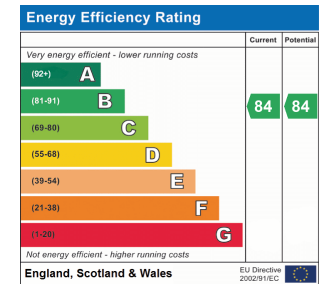
Approximate total area⁽¹⁾
505.14 ft²
46.93 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

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