



The Grange
Hermitage Road, Hitchin,
Hertfordshire, SG5 1EN
Guide Price £350,000

country
properties

Built in 2015, The Grange is an exclusive development of eleven wonderful apartments that is split with views over the historic Hermitage Road and Portmill Lane. It was built following the redevelopment of the Hitchin sorting office and is positioned in the heart of the town centre. Internally the apartments offer a modern and contemporary feel and the attention to detail is second to none. The parking area is located to the rear of the building off of Portmill Lane. This is a fantastic opportunity to embrace town centre living whilst being part of this wonderful community.

Apartment six is a wonderful apartment that offers not only looks over the roof tops of Hermitage Road but also benefits from a balcony. The accommodation starts from the inner hallway that offers a storage cupboard and access through to the open plan living/dining and kitchen area with fitted appliances. There is access out to the balcony. The main bedroom, generous in it's size offers a well appointed ensuite. The second bedroom also offers balcony access, the accommodation is completed with a well finished family bathroom. Outside provides access to the carparking area and this property benefits from one allocated parking space.

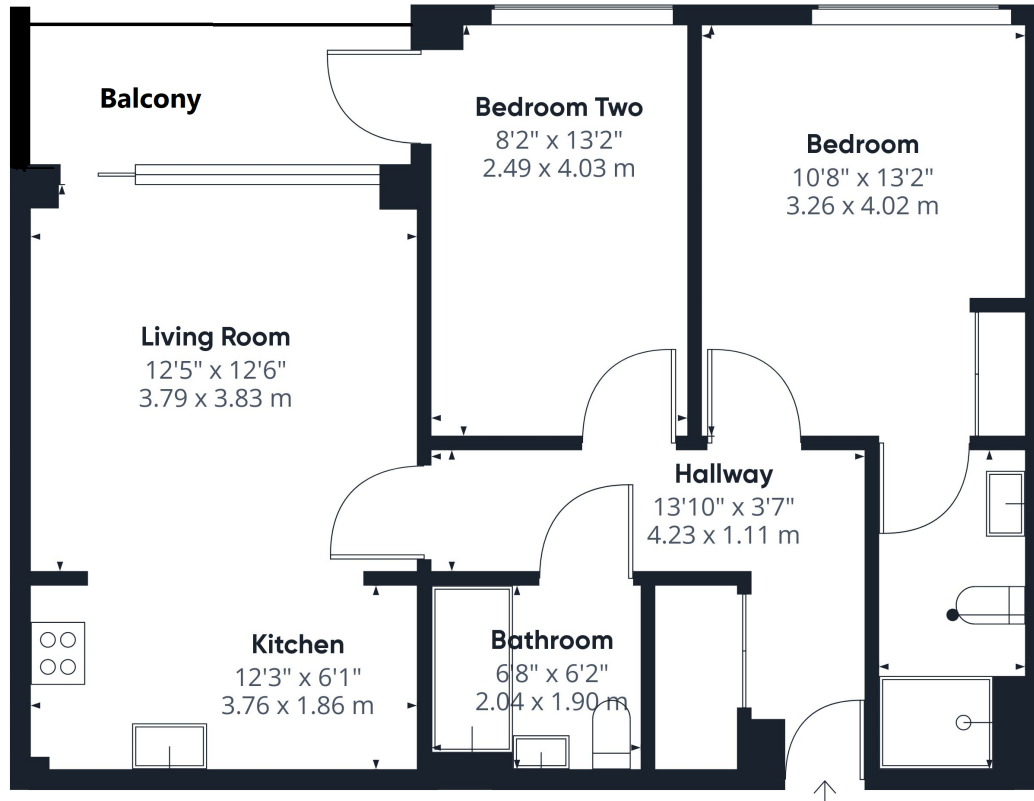
We have been advised by the vendor that the remaining lease on the property is 115 years, with an annual Service Charge of £1750.82, a Ground Rent of £300 and an annual building insurance of £797.71.

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.

- A superb two bedroom spacious apartment
- Open plan living/kitchen area with access to the balcony
- Ensuite shower room to main bedroom
- Allocated parking space, accessed off Portmill Lane
- We have been advised by our client that the lease has 115 years remaining
- We have been advised by our client that the service charge is £1750.82 per annum
- We have been advised by our client that the ground rent is £300 per annum
- NO ONWARD CHAIN







Approximate total area⁽¹⁾
 672.42 ft²
 62.47 m²

Bathroom
 4'11" x 10'3"
 1.51 x 3.13 m

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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		
	84	84
	EU Directive 2002/91/EC	

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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