



# Starlings Bridge

Nightingale Road, Hitchin,  
Hertfordshire, SG5 1QW

**Guide Price £400,000**

country  
properties



## A Unique and Stylish Duplex Apartment in the Heart of Hitchin

Located in the centre of Hitchin, just moments from the town's vibrant cafés, shops, and transport links, Starlings Bridge was built in 2006 and is a contemporary duplex apartment offering spacious, light-filled accommodation over two floors.

This beautifully presented home features a wonderful open-plan kitchen and living area, a striking mezzanine level, and high ceilings that create a true sense of space and modern elegance. Designed for both comfort and style, this is a rare opportunity to own a stand-out apartment in a prime location.

The property comprises a spacious open-plan living area, a bright and airy space with room to relax, dine, and entertain, featuring contemporary finishes and large windows. The modern fitted kitchen is sleek and functional with integrated appliances and ample storage. There is a striking mezzanine level, a large flexible space overlooking the main living area, ideal for a home office, guest space or second lounge. There are two bedrooms including a generous principal bedroom with en-suite shower room.

Outside there is secure underground parking with an allocated space.

We have been advised by the vendor that the remaining lease on the property is 106 Years, with a Ground Rent of £175 per annum and a Service Charge of approx. £3,000 also paid 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.

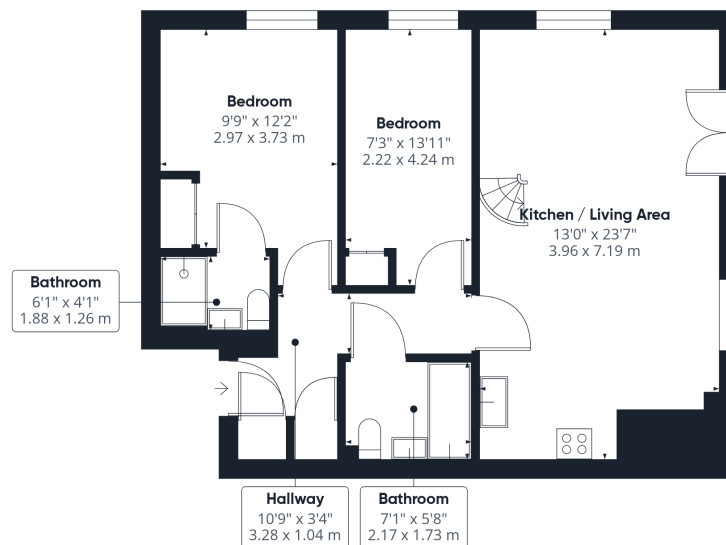
- A wonderful two bedroom duplex apartment with mezzanine floor
- Ensuite to principal bedroom
- Great location within walking distance to the town centre and amenities
- Secure underground parking and allocated space
- 0.6 mile, 12 mins walk to Hitchin town centre (as per Google Maps)
- 0.5 mile, 11 mins walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN



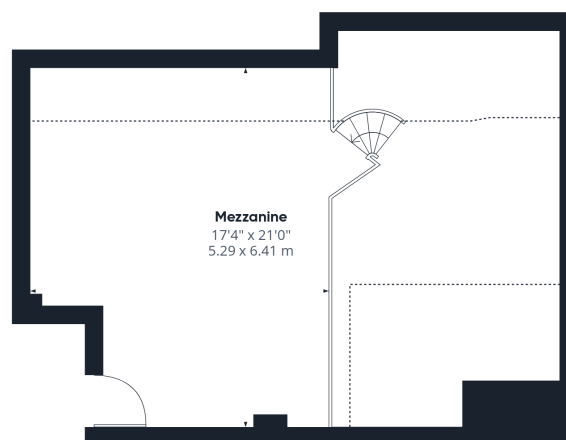








Floor 0



Approximate total area<sup>(1)</sup>

1275 ft<sup>2</sup>  
118.6 m<sup>2</sup>

Reduced headroom

233 ft<sup>2</sup>  
21.7 m<sup>2</sup>

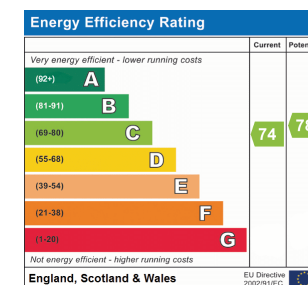
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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