



Robins Hill

Hitchin,
Hertfordshire, SG4 9FE
£350,000

country
properties

A delightful two bedroom, two bathroom ground floor apartment in a highly sought after development of just 24 apartments with easy access to the town centre.

The property offers modern and spacious accommodation with open plan kitchen/living room with integrated appliances, two double bedrooms with the principal bedroom benefitting from its own en-suite and separate family bathroom. The property also benefits from an allocated parking space, well maintained communal gardens with external bike racks.

Robins Hill is a much sought after modern development situated on a private road providing easy access to the town centre.

We have been advised by the vendor that the remaining lease on the property is 110 years, with an annual Service Charge of £2,438.98.

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 double bedroom apartment
- Ground floor
- Open plan kitchen - living room
- Allocated parking
- Modern sought after development
- Quiet location
- 0.6 mile, 10 mins walk to Hitchin town centre (as per Google Maps)
- 1.1 mile, 22 min walk to Hitchin train station (as per Google Maps)







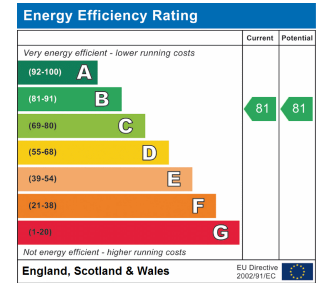


Approximate total area⁽¹⁾
832.67 ft²
77.36 m²

(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

country
properties