



**Morello Gardens**  
Stevenage Road, Hitchin,  
Hertfordshire, SG4 9DW  
Guide Price £275,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

A delightful two-bedroom flat nestled in the charming town of Hitchin. This well-appointed property offers modern comfort and a convenient location making it an ideal home for couples, small families, or professionals seeking a comfortable and well-connected living space. As you step into this flat, you'll be greeted by a spacious and welcoming hallway which flows through to the open-plan living and dining area. This area offers versatility, allowing you to create a comfortable living space and a dining area for entertaining guests. Large Juliet balcony floods the room with natural light, creating a bright and airy atmosphere. The well-equipped modern kitchen is adjacent to the living area. It features contemporary cabinetry, ample storage, and fitted appliances. The property boasts two generously-sized bedrooms, with an ensuite shower room to the principal bedroom. The accommodation is finished with the family bathroom. Outside offers communal gardens and allocated residents parking.

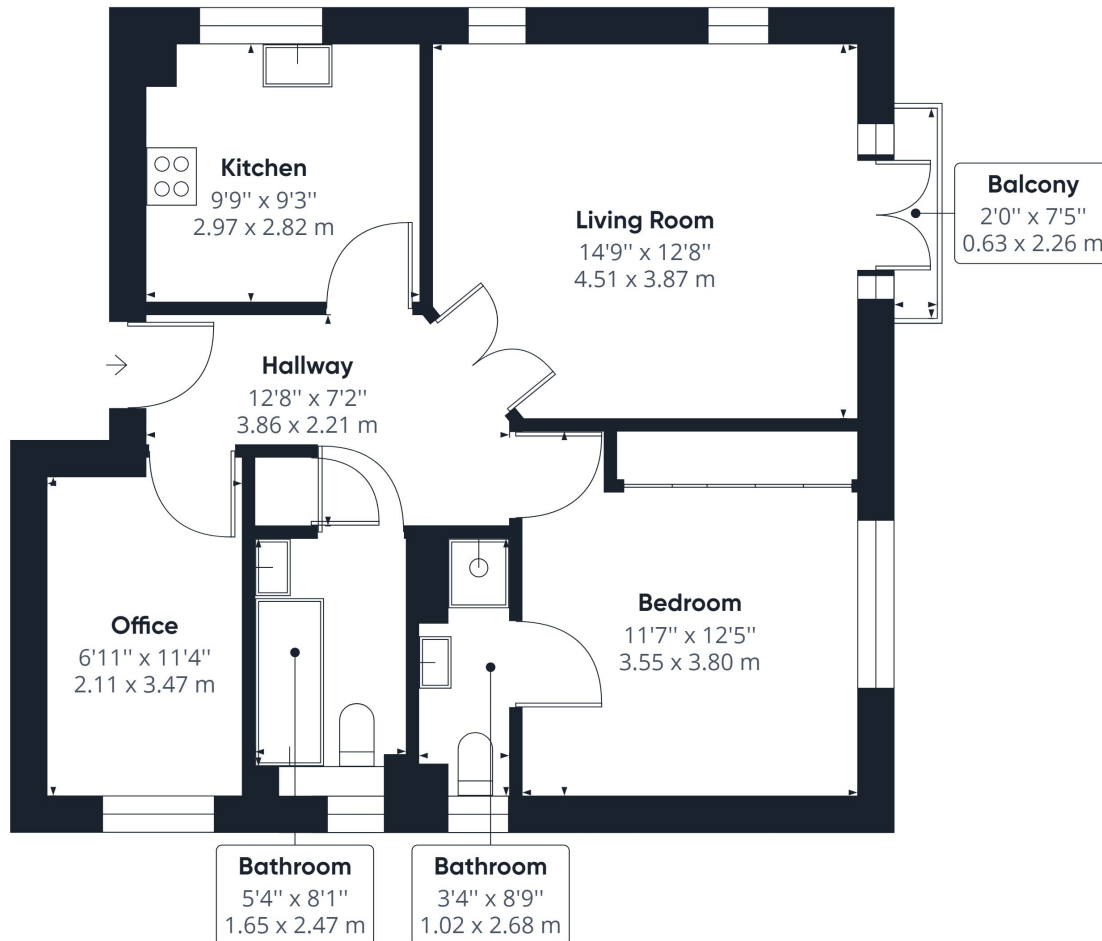
We have been advised by the vendor that the remaining lease on the property is 103 years with a service charge of £1346.86 every six months and a ground rent of £250 per annum.

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.

- Two bedroom first floor apartment
- Secure entry system for peace of mind
- Allocated parking space for residents
- Well-maintained communal gardens
- Gas central heating and double glazing for energy efficiency
- 1.0 miles, 19 min walk to Hitchin town centre (as per Google maps)
- 1.3 miles 25 min walk to Hitchin train station (as per Google maps)







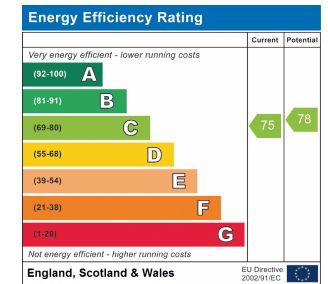
**Approximate total area<sup>(1)</sup>**

660.71 ft<sup>2</sup>  
61.38 m<sup>2</sup>

(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.

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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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