



Elderflower House

Whinbush Rd, Hitchin, Herts,
SG5 1QF
Guide Price £315,000

country
properties

A perfectly placed two bedroom ground floor apartment, within easy reach of both town and the station in a quiet yet sought after development. Beautifully presented internally, this apartment has a spacious and modern interior comprising, two double bedrooms, an open plan kitchen/living area, and also benefits from allocated underground gated parking.

We have been advised by the vendor that the remaining lease on the property is 108 years. The service charge is approx. £1,600 per annum (2024) and the ground rent is £380 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 well presented ground floor apartment
- Two double bedrooms
- Sought after development in the town centre
- Spacious and modern interior
- Allocated underground gated parking
- 0.1 mile, 3 mins walk to Hitchin town centre (as per Google maps)
- 0.6 mile, 11 min walk to Hitchin train station (as per Google maps)







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