



Poppy House

Paynes Park, Hitchin,
Hertfordshire, SG5 1EZ
Guide Price £290,000

country
properties

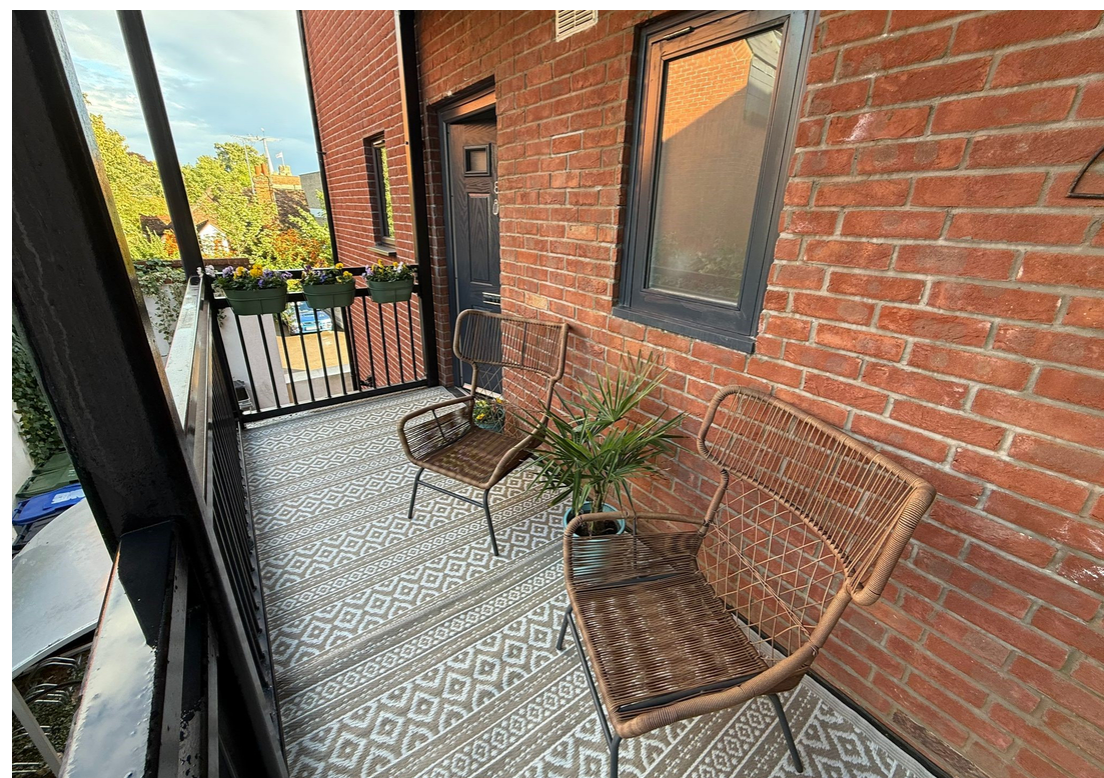
Poppy House is a lovely development built in 2021 which is located conveniently located in the town centre. This delightful two bedroom first floor apartment is superbly presented throughout and comes with it's own outside balcony area. The accommodation commences with a large entrance hall which leads to the main living areas and also provides access to an excellent and useful storage cupboard. There is a wonderful open plan kitchen/living space with fitted appliances. The two bedrooms are served by the family bathroom suite.

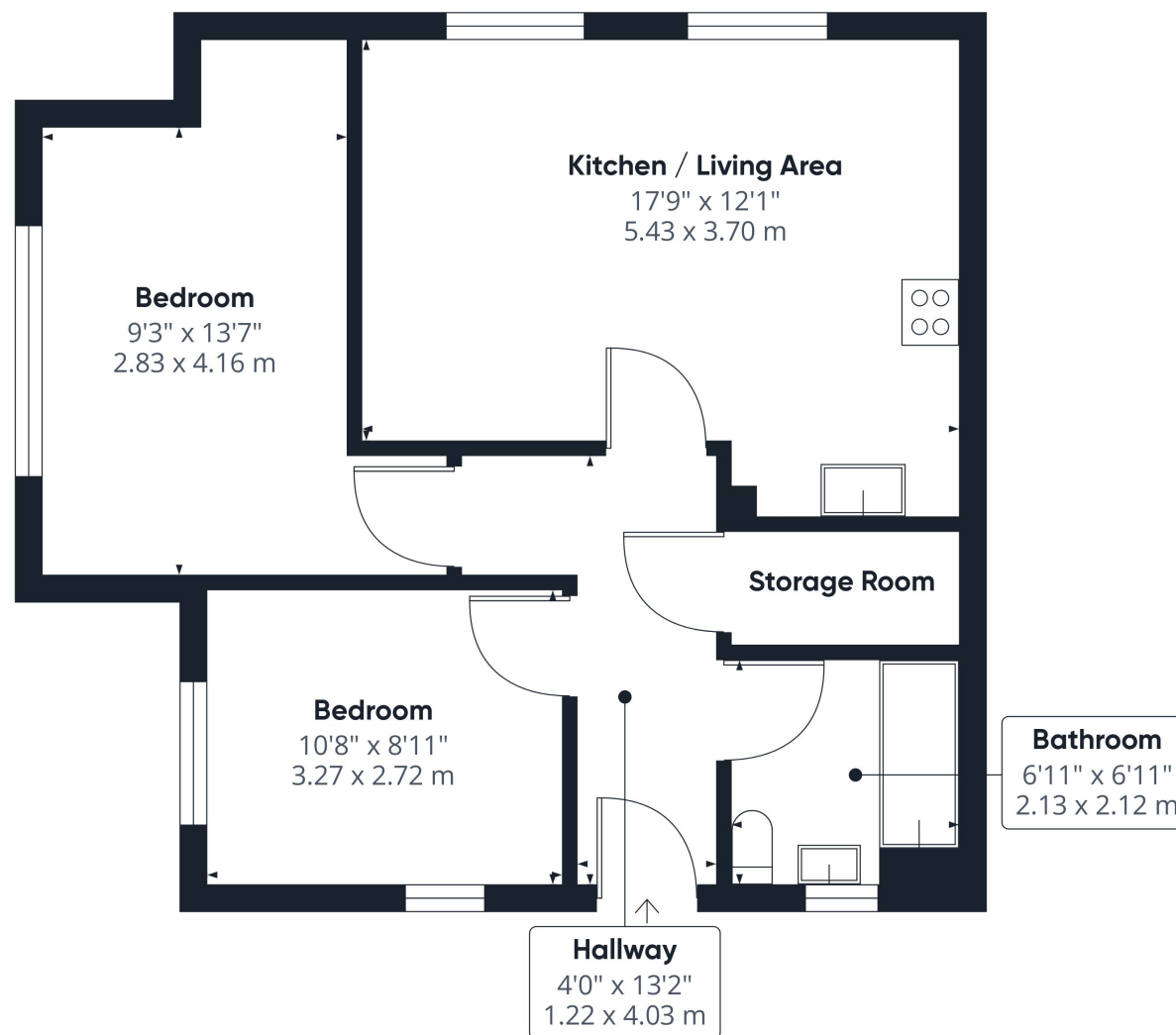
We have been advised by the vendor that the remaining lease on the property is 119 years, with a Service charge of £2,077.26 per annum and a Ground Rent of £250 per annum.

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.

- A two bedroom first floor apartment
- Modern small development of just twelve properties
- Open plan living and kitchen with fitted appliances
- Private outside balcony and seating area measured at 1.5 metres by 5.5 metres
- Town centre location
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN







Approximate total area⁽¹⁾

612.89 ft²

56.94 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		85	85
(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			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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