



Chestnut Court

Bedford Road, Hitchin,
Hertfordshire, SG5 2TJ
Guide Price £210,000

country
properties

A delightful one bedroom ground floor apartment nestled in the charming town of Hitchin benefitting from sliding patio doors directly onto the communal gardens.

The apartment boasts a spacious living area, kitchen, double bedroom with fitted wardrobes and modern fitted bathroom including WC, wash hand basin and bath with shower attachment. The living area provides patio doors onto the communal gardens. To the outside is ample residents parking and only a short walk to Hitchin town centre and train station.

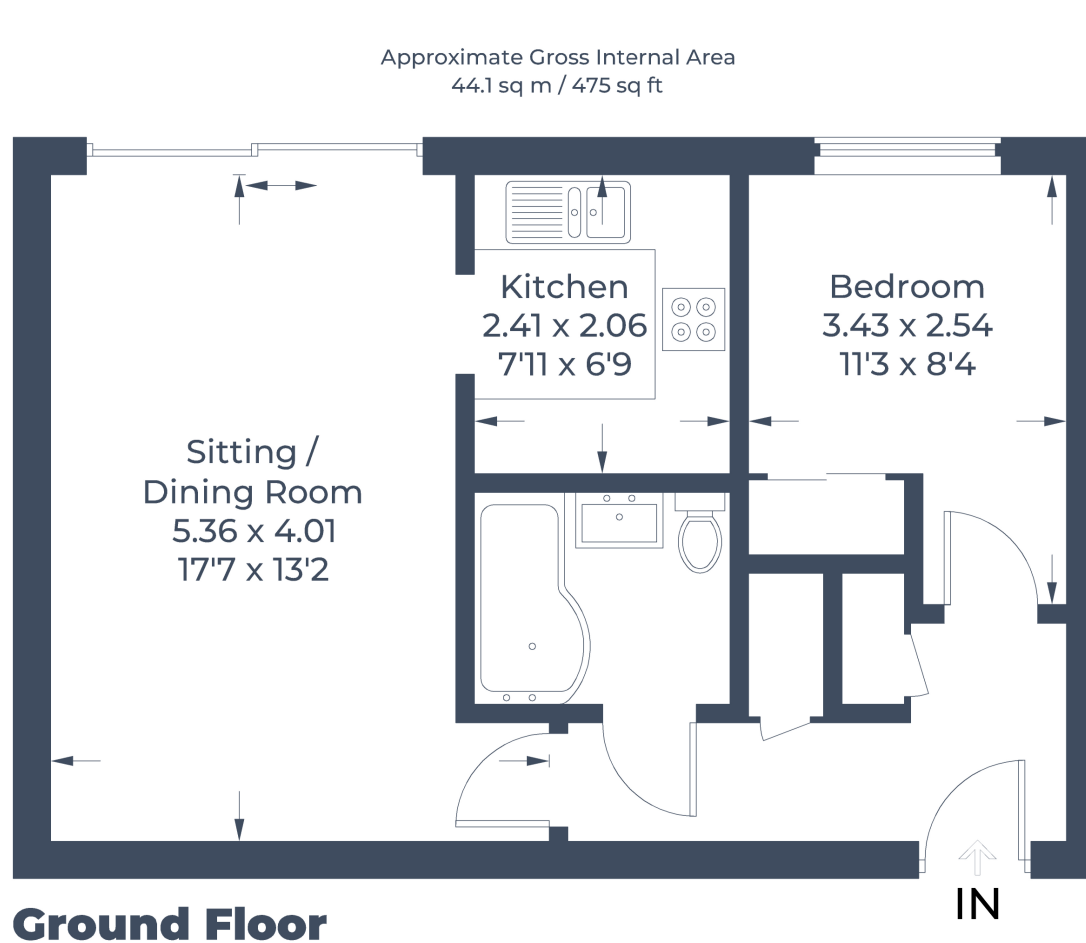
We have been advised by the vendor that the remaining lease on the property is 94 years. There is also a Service charge of £956.81 per annum.

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.

- Ground floor apartment
- One bedroom
- Living area with patio doors onto communal gardens
- Resident parking
- Modern bathroom suite
- 0.6 miles, 9 min walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 22 min walk to Hitchin train station (as per Google Maps)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(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	

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Country Properties

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