



Garden Row, Hitchin, Hertfordshire. SG5 1QD

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## 2 Bedroom Apartment

### Guide Price £290,000 Leasehold

This attractive CHAIN-FREE two-bedroom first floor flat on Garden Row offers comfortable and practical living in a highly convenient and popular location. The property features a bright and spacious living area, the modern fitted kitchen provides ample storage and worktop space with an area for dining as well. This property benefits further from two bedrooms, a family bathroom and separate WC. To the outside is parking and communal garden space for residents.

Ideally positioned just a short walk from Hitchin town centre, the property benefits from easy access to a wide range of shops, cafés, restaurants, and local amenities. Hitchin mainline station is also within close proximity, providing excellent transport links to London and surrounding areas.

- Spacious first floor apartment
- Two bedrooms
- Chain free
- Resident's parking
- 0.4 miles, 9 mins walk to Hitchin train station
- 0.4 miles, 7 min walk to Hitchin town centre
- TBC 178 years remaining
- Peppercorn ground rent
- service charge approx £849.13 per year
- Awaiting EPC. Council tax band B

## **First Floor**

### **Entrance Hall:**

Two storage cupboards. Radiator. Inset ceiling lights. Solid wood flooring.

### **Living Area:**

Abt. 13' 3" x 11' 4" (4.04m x 3.45m) Two double glazed bay windows to the front. Media point. Radiator. Solid wood flooring.

### **Kitchen/Dining:**

Abt. 14' 7" x 10' 6" (4.45m x 3.20m) A well-appointed kitchen comprising a good range of eye and base level units with ample work surface. Single butler sink. Built in four ring ceramic hob, electric oven and extractor hood. Space for fridge/freezer, and plumbing for a washing machine. Double glazed window to the front. Radiator.

### **Bedroom One:**

Abt. 11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window to rear. radiator. Solid wood flooring.

### **Bedroom Two:**

Abt. 9' 8" x 6' 6" (2.95m x 1.98m) Double glazed window to rear. Radiator. Wooden flooring.

### **Bathroom:**

A white suite comprising a fully tiled shower cubicle with shower, wash hand basin and low level WC. Heated towel rail. Tiled walls.

Extractor fan. Inset ceiling lights. Tiled flooring.

### **WC:**

A white suite wash hand basin and low level WC. Extractor fan. Inset ceiling lights. Solid wood flooring.

## **Outside Communal Garden:**

An enclosed shared garden with a large established lawn area.

## **Parking:**

Ample parking available for residents.

## **Additional Information**

### **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

## **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

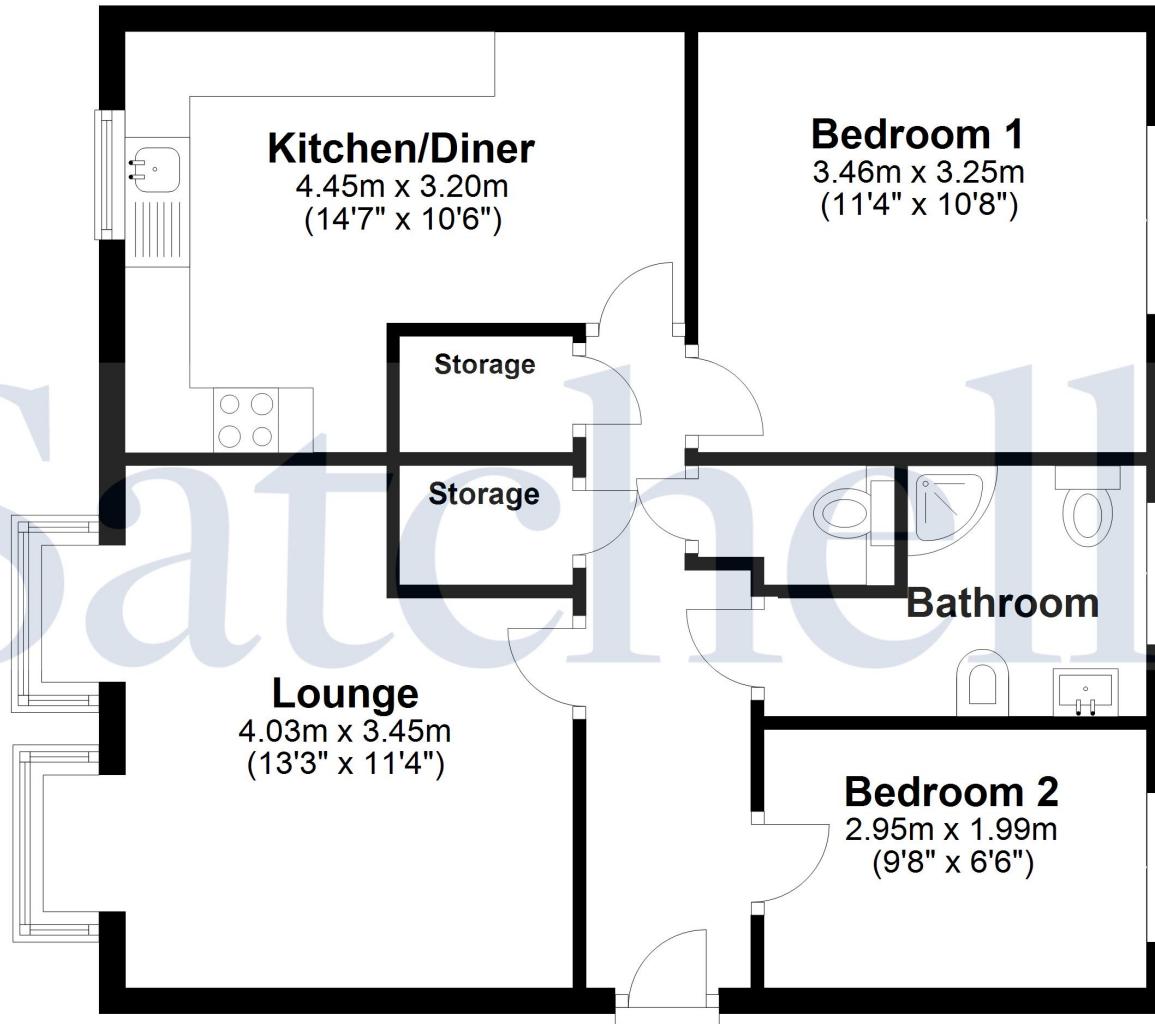




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## Floor Plan



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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