



The Foundry, Hitchin   Guide Price £200,000 to £220,000



**GUIDE PRICE £200k to £220k | Boutique development of just 18 apartments – more private and personal than larger blocks | Built in 2018 with a modern layout and high-end finishes | Ground-floor position – easy access for commuting, shopping, or meeting visitors | Sociable 28ft open-plan living, dining and kitchen space with integrated appliances | Double bedroom with good space for wardrobe to keep things clutter-free | Bathroom with bath and overhead shower – quick mornings, relaxing evenings | Allocated parking space, with the station so close you may not need the car most days | Short walk to Hitchin’s independent shops, cafés, restaurants and cobbled market square – perfect for weekend browsing or evening dining | Five minutes on foot to Hitchin Station — quick to London, yet close enough to stroll home in time for dinner | No onward chain – helping you move in or let out without delays**



**GUIDE PRICE £200k to £220k | Stylish Station-Side Living in the Heart of Hitchin |**

In a building of just 18 apartments, The Foundry offers something many larger developments can't - a more private, boutique feel in a smart, modern setting just a minute's walk from Hitchin Station. Built in 2018, it combines high-quality finishes with a location that puts both town life and London commuting within easy reach.

The ground-floor position makes day-to-day life easy, whether that's stepping out to catch your train, unloading shopping from the car, or simply enjoying the benefit of no stairs or lifts to navigate.

Inside, the 28ft open-plan living, dining and kitchen space has been designed to feel bright and sociable, with plenty of room for a dining table and a defined seating area. The kitchen blends style and practicality, with integrated appliances, generous worktop space, and sleek cabinetry that keeps everything looking streamlined.

The double bedroom is a comfortable retreat at the end of the day, complete with a built-in wardrobe to keep storage neatly handled. A modern bathroom serves the apartment, with a bath and overhead shower for quick morning starts or evening soaks - just as practical for everyday living as it is for unwinding after a busy day.

There's an allocated parking space for when you need the car, but with the station less than five minutes away on foot, you may find it left there for much of the week. With trains reaching London King's Cross in around half an hour, you can swap the car for a coffee and still be at your desk before colleagues have cleared the motorway traffic.





It's the kind of location where you can step off the train in the evening and be home within minutes - or detour through town for dinner on the way back.

Meanwhile the town centre's independent shops, cafés, restaurants and cobbled market square are a 10-minute walk away. And when you want green space, Bancroft Gardens and Oughtonhead Common are both nearby for a run, a walk or a moment to pause.

With no onward chain, it's a smooth and speedy option whether you're a first-time buyer, downsizing for an easier pace of life, or an investor looking for a ready-to-let property in a strong rental market (similar homes nearby achieving around £1,100–£1,200 pcm).

A stylish home in a well-connected town, this apartment is ready for you to move in and enjoy - or for an investor, ready to start earning from day one.

## | ADDITIONAL INFORMATION

Council Tax Band - B

EPC rating - B

Leasehold - 117 years remaining

Ground Rent: £250.00 P.A

Service Charge: £1,727.00 P.A

## | GROUND FLOOR

Open Plan Living Area: Approx 22' 9" x 12' 5" (6.94m x 3.79m)

Bedroom: Approx 12' 3" x 11' 3" (3.74m x 3.42m)

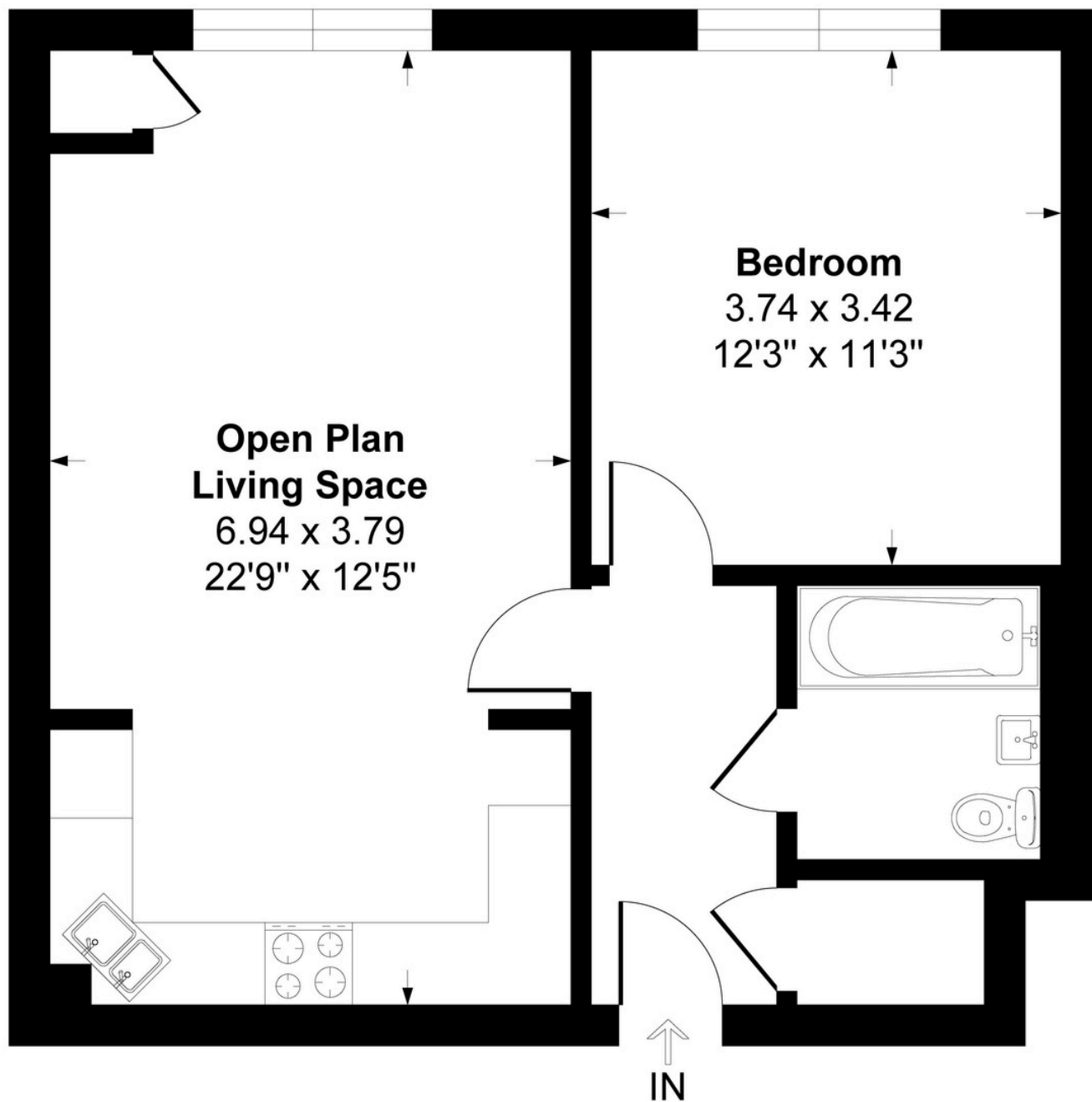
Bathroom: Approx 6' 6" x 5' 10" (1.98m x 1.78m)

## | OUTSIDE

Allocated off road parking and visitors parking

Secure bike shed for residents





Total area: approx. 50.4 sq. metres (543.4 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

**Leysbrook Team**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

