



# Watersmeet

Grove Road, Hitchin,  
Hertfordshire, SG4 0AF  
Fixed Price £185,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

Offered to the market with the option of 50% shared ownership or 100% ownership is this immaculate one bedroom top floor apartment. The property benefits from living room with Juliet balcony, modern fitted kitchen with fitted appliances, double bedroom and bathroom with W.C, wash hand basin and bath with shower attachment. The development has underground parking for residents and is located in a desirable location close to Hitchin town and Hitchin railway station.

Lease details:

Lease remaining: 116 years 10 months (as advised by the vendor)

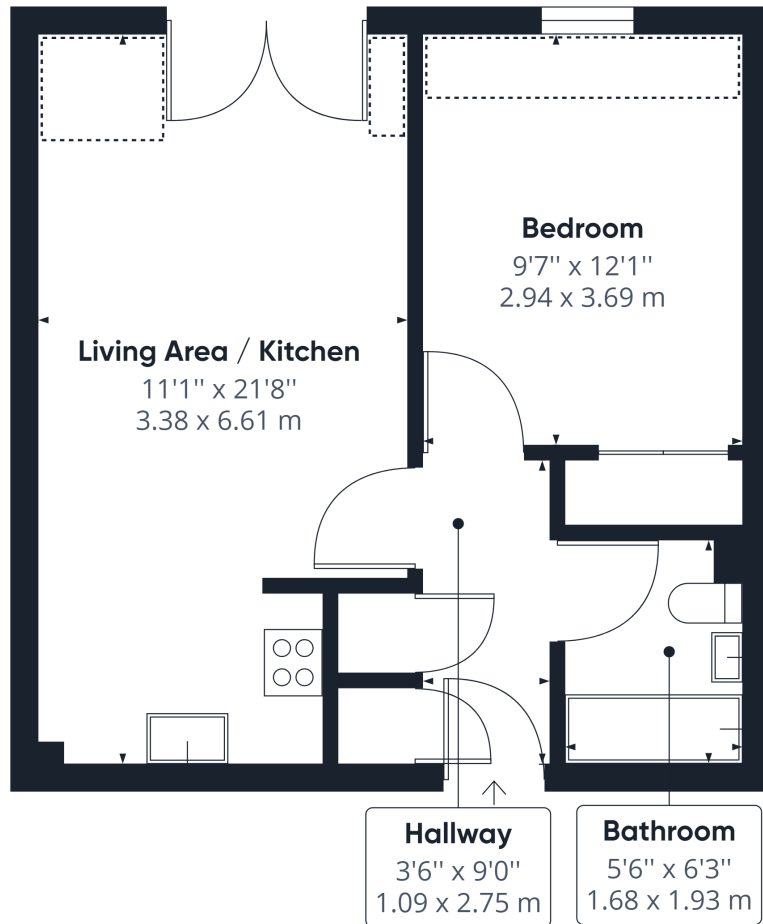
Service charge: £1,800 per annum Ground rent: £300 per annum (as advised by the vendor)

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.

- One bedroom top floor apartment
- Living room with Juliet balcony
- Available for 50% or 100% share
- 26 mins walk, 1.3 miles to Hitchin town centre (as per Google maps)
- 17 mins walk, 0.8 miles to Hitchin train station (as per Google maps)







**Approximate total area<sup>(1)</sup>**

439.58 ft<sup>2</sup>  
40.84 m<sup>2</sup>

**Reduced headroom**

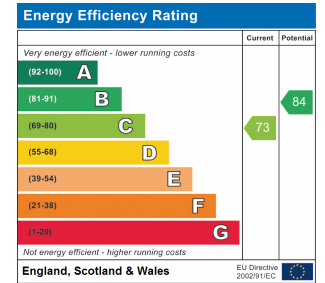
33.60 ft<sup>2</sup>  
3.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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