



No. 11-10
ROSEMARY LODGE

Rosemary Lodge
Whinbush Road, Hitchin,
Hertfordshire, SG5 1PF
Guide Price £235,000

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This superb one bedroom purpose built apartment in Rosemary Lodge forms part of the Peppermint Road development, a modern development of apartments set just off the town centre built by Bellway homes in 2006.

The property offers modern and spacious accommodation throughout. The development commences with a communal entrance hall, accessed by a security door and stairway leading to all floors. The hallway has a storage cupboard housing the water tank. The open plan kitchen/living room is generous in size with two windows allowing plenty of light to flow through and the kitchen offers a range of fitted appliances. The double bedroom is of a good size and the bathroom offers a three piece suite. Outside, the apartment benefits from allocated under croft parking which is accessed via a security gate with fob. Visitors spaces available with permits.

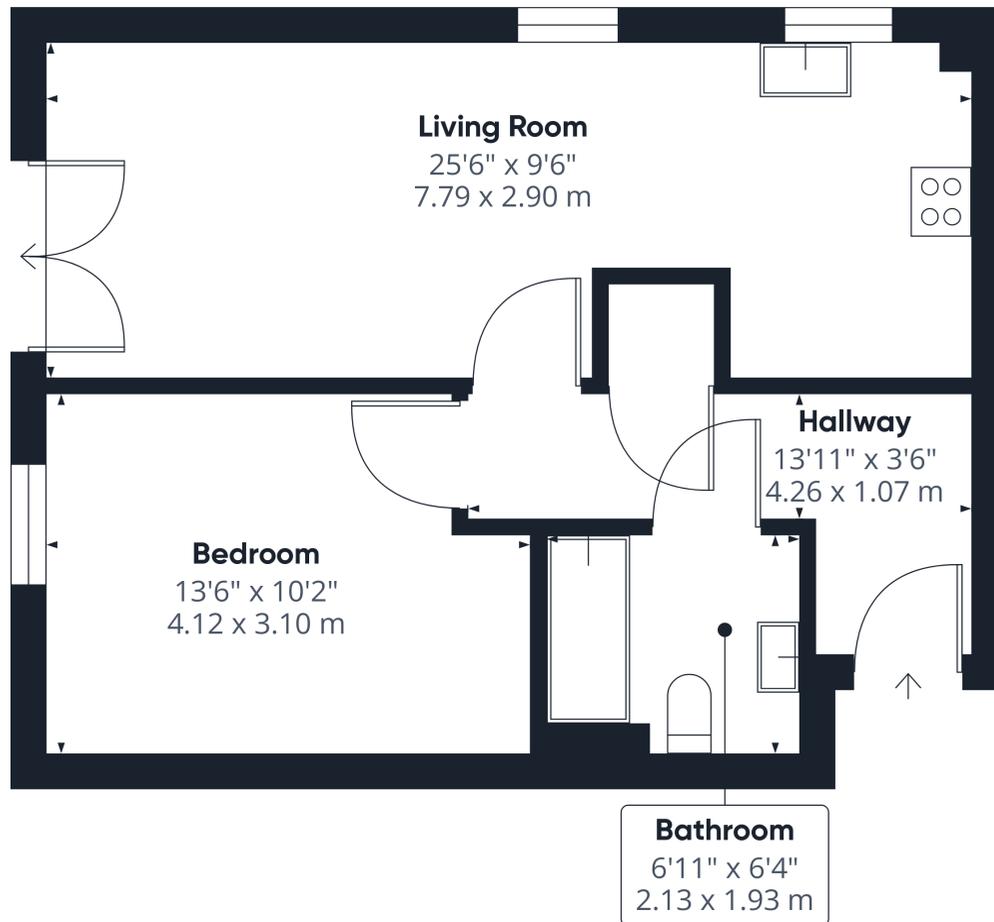
We have been advised by the vendor that the remaining lease on the property is 106 years with a service charge of £1,828.20 per annum and a ground rent of £303.66 per annum.

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.

- One bedroom apartment in a highly sought after development
- Open plan living room with fitted kitchen
- 0.7 miles, 14 mins walk to Hitchin train station (as per Google Maps)
- Allocated under croft parking with additional visitor spaces with permits
- NO ONWARD CHAIN







Approximate total area⁽¹⁾

479.11 ft²

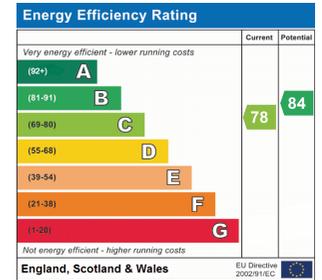
44.51 m²

(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.

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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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