



Peppermint Road

Hitchin,
Hertfordshire, SG5 1RY
Guide Price £280,000

country
properties

A modern two bedroom purpose built apartment set just off the town centre and built by Bellway homes in 2006.

Accommodation comprises entrance hall, spacious and light open plan living area with Juliet balcony and kitchen with fitted appliances. There are two generous double bedrooms and a bathroom including WC, wash hand basin and bath. Outside, the apartment benefits from allocated parking and visitors spaces are available.

Lease details

Lease: 108 years remaining

Service charge: Approx. £2,000 per annum (as advised by the vendor)

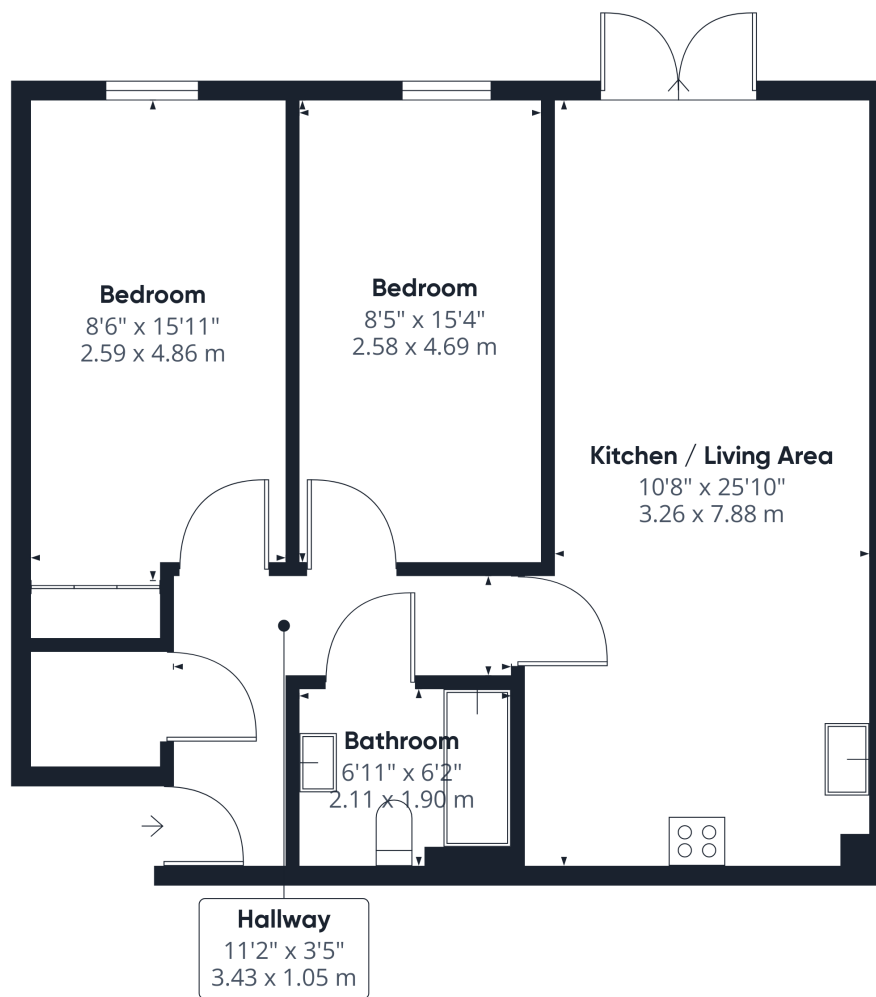
Ground rent: £398 per annum (as advised by the vendor)

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.

- Top floor apartment
- Set just off Hitchin Town Centre
- Open plan living area with Juliet balcony
- Two generous double bedrooms
- Allocated and visitor permit parking
- 0.2 miles, 4 mins walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)
- No onward chain







Approximate total area⁽¹⁾

688.13 ft²
63.93 m²

Reduced headroom

0.41 ft²
0.04 m²

(1) Excluding balconies and terraces

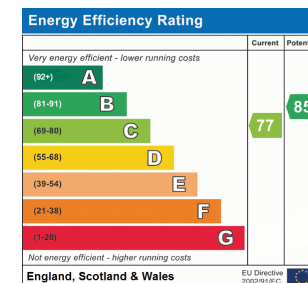
Reduced headroom

..... Below 5 ft/1.5 m

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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