



The Maples

Stevenage Road, Hitchin,
Hertfordshire, SG4 9DN

Guide Price £275,000

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properties

Spacious two Bedroom First Floor Apartment with Balcony, Garage & Parking.

Located in a well established and convenient position, The Maples is a generously proportioned two bedroom first floor apartment, ideal for first-time buyers, downsizers, or investors alike.

The property offers bright and comfortable living throughout, with a spacious living room opening onto a private balcony, perfect for enjoying some outdoor space. There is also a separate kitchen/diner, providing ample room for both cooking and dining.

Accommodation includes two good sized bedrooms and a family bathroom, all presented in a practical and easy-to-maintain layout.

Externally, the property benefits from a garage en bloc and residents' parking, adding further convenience.

Situated on Stevenage Road, the apartment offers easy access to Hitchin town centre, local amenities, and transport links.

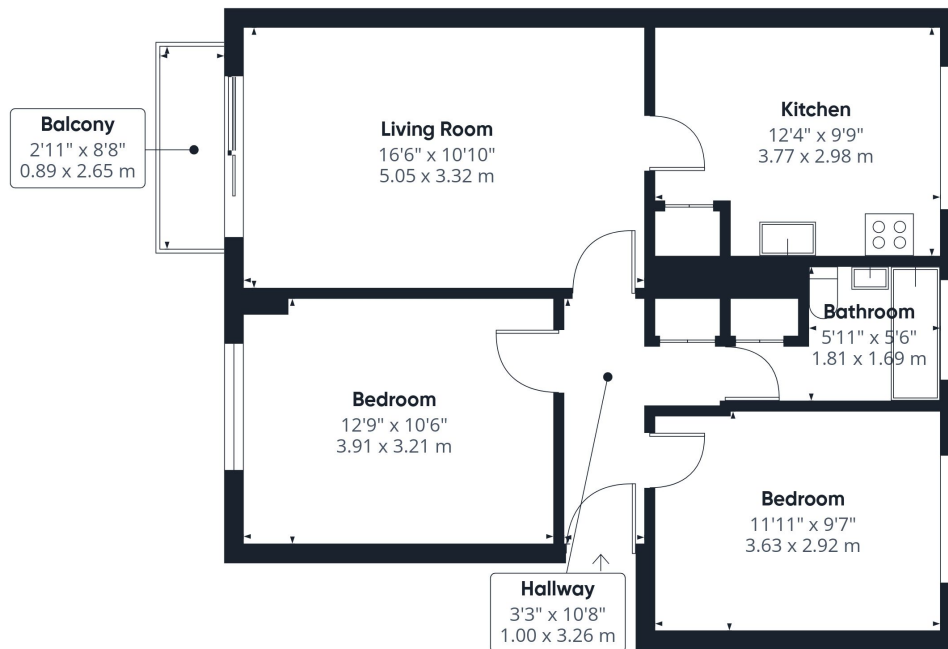
We have been advised by the vendor that the remaining lease on the property is 134 years from 2026. There is a Service Charge of £1,248 paid per annum and a Ground Rent of £150 also paid per annum.

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.

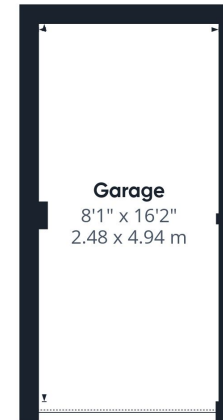
- First floor apartment
- Two double bedrooms
- Spacious kitchen/diner
- Private balcony off the living room
- Residents parking
- Garage en bloc
- 1.3 miles, 28 mins walk to Hitchin train station (as per Google Maps)
- 0.7 miles, 14 min walk to Hitchin town centre (as per Google Maps)







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

794 ft²

73.9 m²

Balconies and terraces

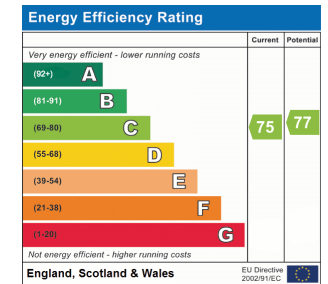
25 ft²

2.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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