



Park House

Old Park Road, Hitchin,
Hertfordshire, SG5 2JR
Asking Price £269,000

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An immaculately presented ground floor retirement apartment benefitting from outside space, 24 hour on-site management and a range of internal communal facilities for Homeowners.

The property comprises of entrance hall with large storage cupboard, bright and spacious living/dining room with patio door onto outside space, kitchen with a range of base and eye level units, wet room including W.C, wash hand basin and electric shower, and a double bedroom with large built in wardrobe.

The property benefits from electric underfloor heating throughout and a car parking permit scheme is available if required. The development offers excellent communal facilities including an on-site restaurant, landscaped gardens, conservatory and communal lounge where social events take place.

We have been advised by the vendor that the remaining lease on the property is 125 years from 1st Jan 2015, with an annual Service charge of £9,347.28 and a ground rent of £435 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.

- Ground floor retirement apartment
- Spacious one bedroom property
- Patio doors with outside space
- Underfloor heating throughout
- 24 hour on-site management
- Excellent communal facilities
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 21 min walk to Hitchin train station (as per Google maps)







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

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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