



# Baliol Chambers

Hollow Lane, Hitchin,  
Hertfordshire, SG4 9SB  
Guide Price £170,000

BALLIOL CHAMBERS

country  
properties



A top floor one bedroom apartment conveniently located in a popular development in the heart of the town centre offered for sale with no onward chain.

Presented in good order throughout this delightful apartment features a generous bedroom, spacious living room and separate kitchen as well a family bathroom. The property also benefits from the addition of an allocated parking space.

We have been advised by the vendor that the remaining lease on the property is 115 years and 6 months, with a Service Charge of £1412 per annum along with a Ground Rent of £50 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 top floor apartment
- Living room with separate kitchen
- Central location within this popular market town
- Allocated parking space
- 0.7 miles, 14 mins walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN













Approximate Gross Internal Area = 53.1 sq m / 571 sq ft

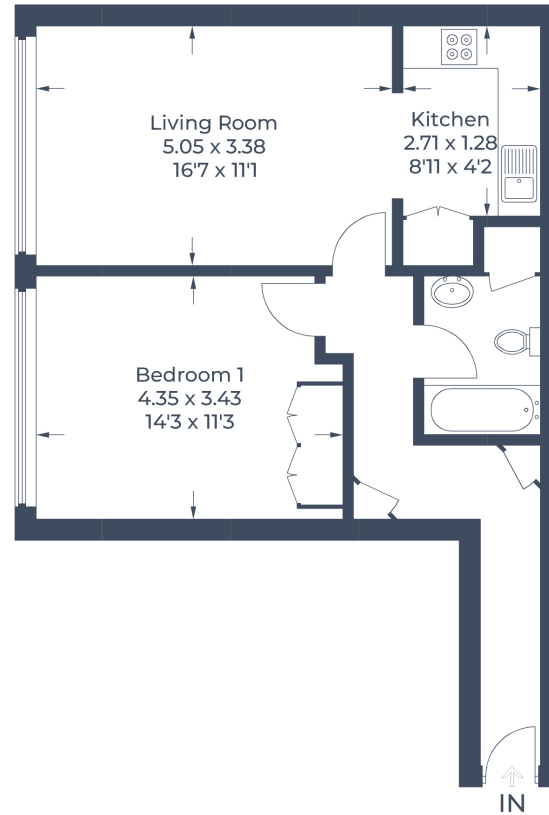


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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

Country Properties | 6, Brand Street | SG5 1HX  
T: 01462 452951 | E: hitchin@country-properties.co.uk  
www.country-properties.co.uk

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