



# Sanders Place

Walsworth Road, Hitchin,  
Hertfordshire, SG4 9SY  
Guide Price £265,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Sanders Place built in 2005 is a modern development of purpose built apartments located on Walsworth Road and situated within a five minute walk to the train station. This particular apartment is located on the top floor and was chosen by the current owners due to its size, it offers generous and stylish living accommodation. The property benefits from an allocated parking space in the underground carpark and from electric security gates and entry phone system to the development and individual apartment blocks.

The apartment benefits from a lovely layout with a generous open plan lounge/diner/ kitchen. The principal bedroom comes with an ensuite shower room and is supported by bedroom two and a family bathroom. The property boasts vaulted ceilings creating spacious and light accommodation. We have been advised by the vendor that the remaining lease on the property is 108 years, with a service charge of £1,200 per annum and a ground rent of £150 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.

- Two bedroom top floor apartment in a sought after development
- Open plan kitchen and living room
- Main bedroom with ensuite shower room
- Electric entrance gates & secure entry phone system
- 0.2 mile, 4 mins walk to Hitchin Train station (as per Google Maps)
- 0.6 mile, 13 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







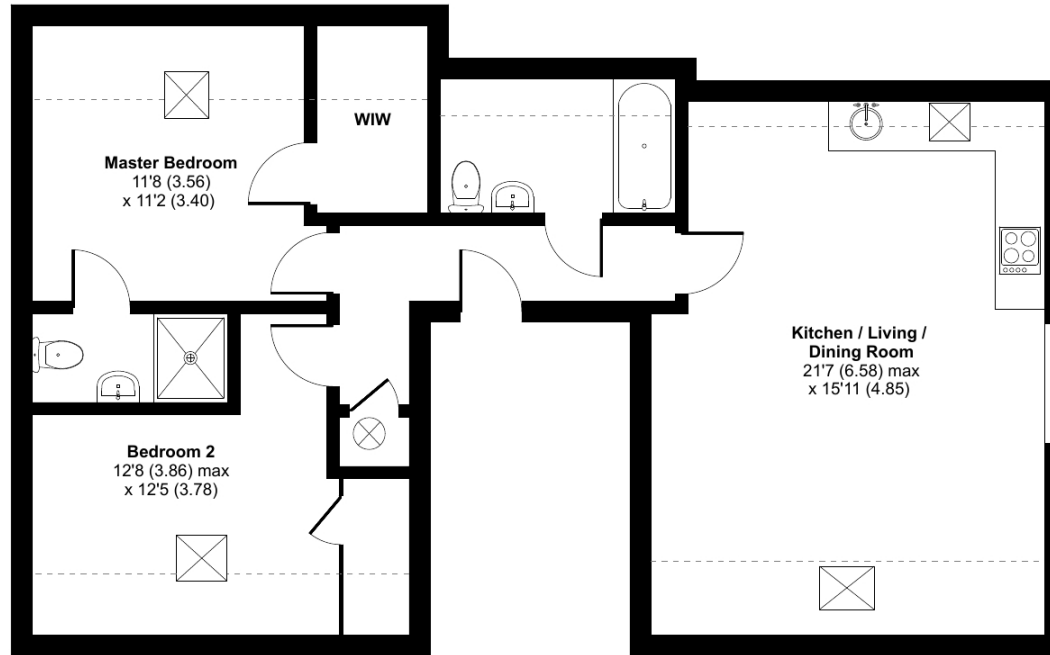




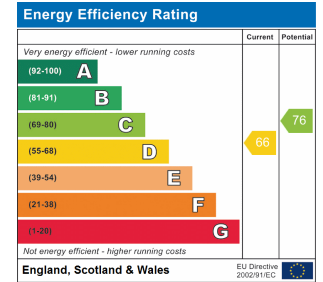
Approximate Area = 646 sq ft / 60 sq m  
Limited Use Area(s) = 164 sq ft / 15.2 sq m  
Total = 810 sq ft / 75.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1017421



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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