



Robins Hill

Hitchin, Hertfordshire, SG4 9FE



Nestled within an exclusive development of just 24 homes, this outstanding ground-floor apartment offers a rare blend of modern luxury and total tranquility. Tucked away at the end of a private drive off St. Johns Road, Robins Hill provides a peaceful retreat while remaining perfectly positioned for Hitchin's vibrant town centre.

The current owner has meticulously upgraded the home to a high specification, ensuring it is presented in superb order throughout. The heart of the apartment is a bright, airy open-plan kitchen and living space, designed for both comfort and effortless entertaining.

Unique for the development, this apartment boasts two well-proportioned bedrooms and two bathrooms, including a stylishly finished wet room.

Hitchin town provides a broad range of shops and a regular traditional market, together with a good selection of restaurants, bars and pubs within its historic centre. The town also provides a swimming centre, theatres and a library, whilst the commuter is served by the main line railway station (Kings Cross - 30 minutes) and direct links to the A1(M).

£350,000



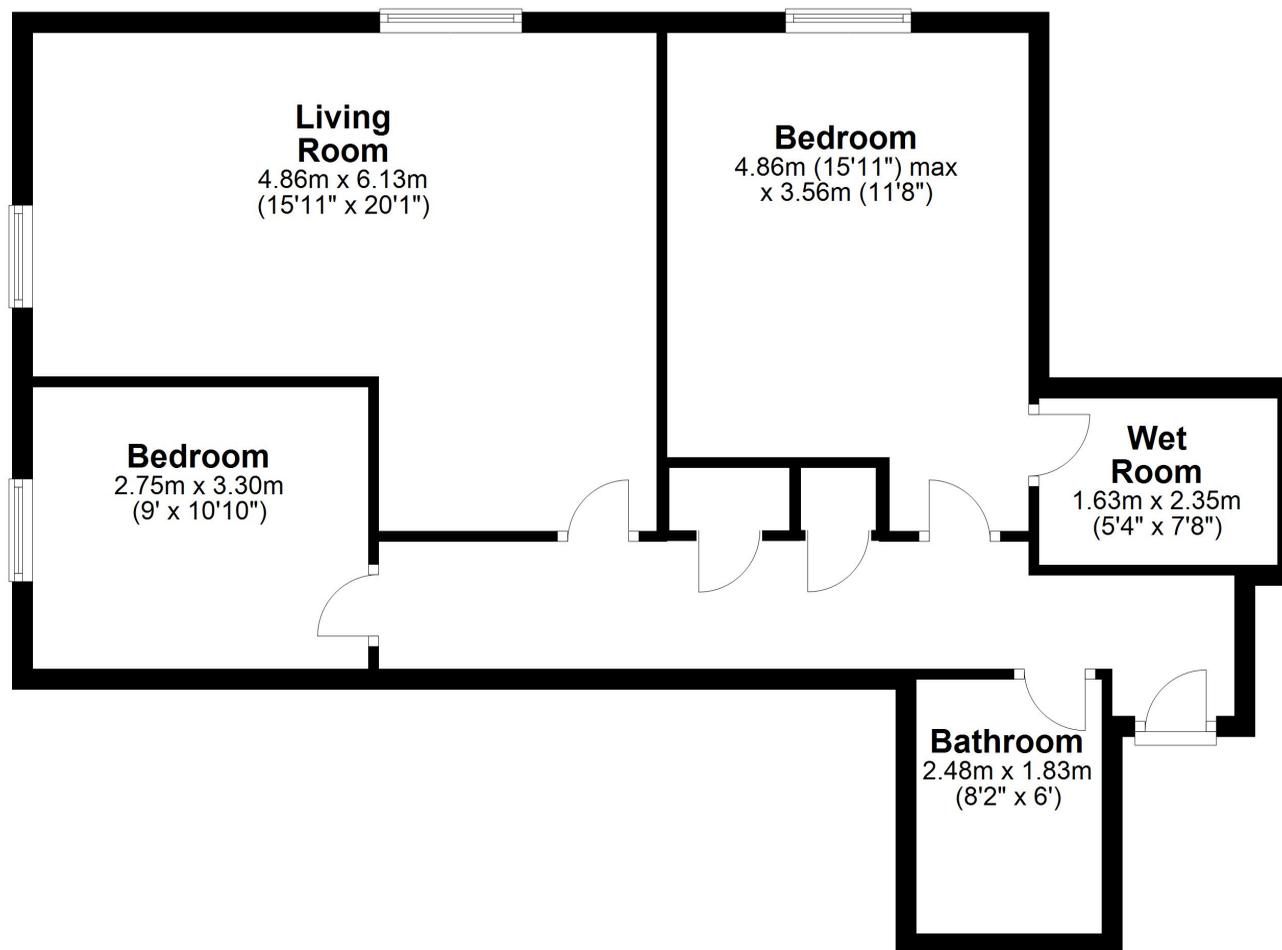






Floor Plan

Approx. 72.0 sq. metres (775.1 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.
Plan produced using PlanUp.

Leasehold. Council Tax Band C. EPC Rating C (75).
Lease Length: 109 years. Service Charge: £2,072.00.



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