



Chapman Way

Hitchin,
SG4 0LF

Guide Price £265,000

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properties

Built in 2023 by CALA homes with upgraded features, this modern one bedroom apartment offers convenience for access to the station and a lease of 996 years.

Positioned on the second floor, the accommodation comprises an entrance hall with storage cupboard, bright and airy living/dining room with Juliet balcony and open plan modern fitted kitchen with appliances including electric oven and hob, dishwasher, fridge/freezer, washer/dryer and cupboard housing gas combi boiler. The double bedroom includes fitted wardrobes and the main bathroom benefits from WC, wash hand basin and bath with shower attachment. The property offers gas central heating throughout.

To the outside is allocated and visitors parking spaces alongside electric car charging ports available for use of residents. The development provides use of a rentable vehicle for residents.

Remaining lease on the property is 996 years with an annual Service Charge of approx. £900 per annum, along with a peppercorn Ground Rent.

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.

- Built in 2023 by Cala Homes
- Lease of 996 years
- One bedroom apartment
- Allocated parking and communal gardens
- Gas central heating
- 0.4 miles, 10 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 21 min walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 52.3 sq m / 563 sq ft

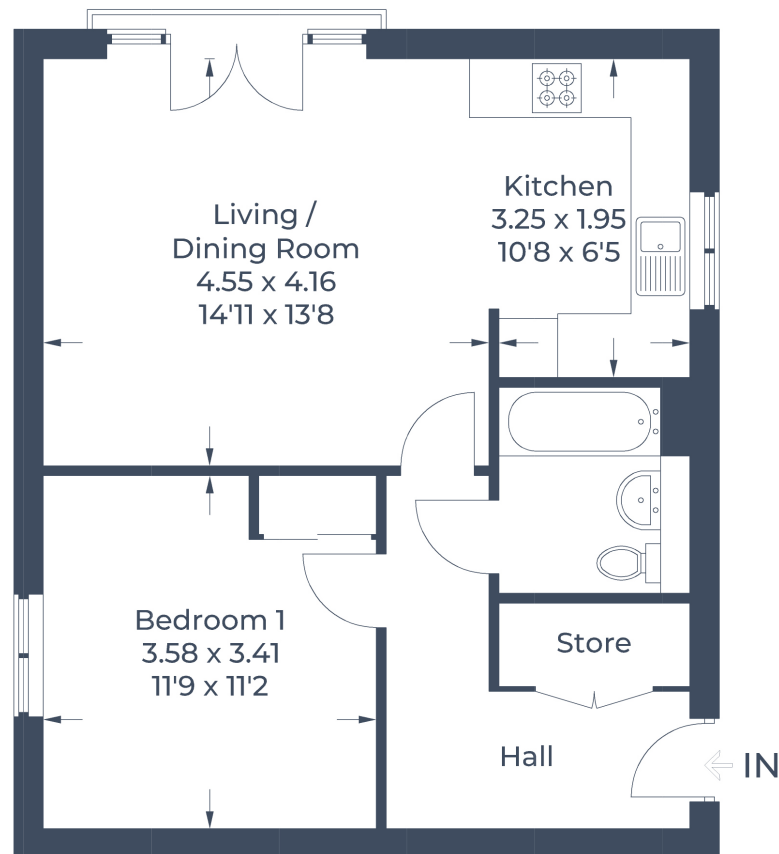


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(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

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