



Wedgewood Road

Hitchin,
Hertfordshire, SG4 0EX
Guide Price £210,000

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properties

A two bedroom ground floor apartment offered for sale with no onward chain situated within a cul de sac location.

Accommodation comprises spacious living room, separate kitchen, two bedrooms and bathroom including WC, wash hand basin and bath with shower attachment.

To the outside is ample residents parking and communal gardens.

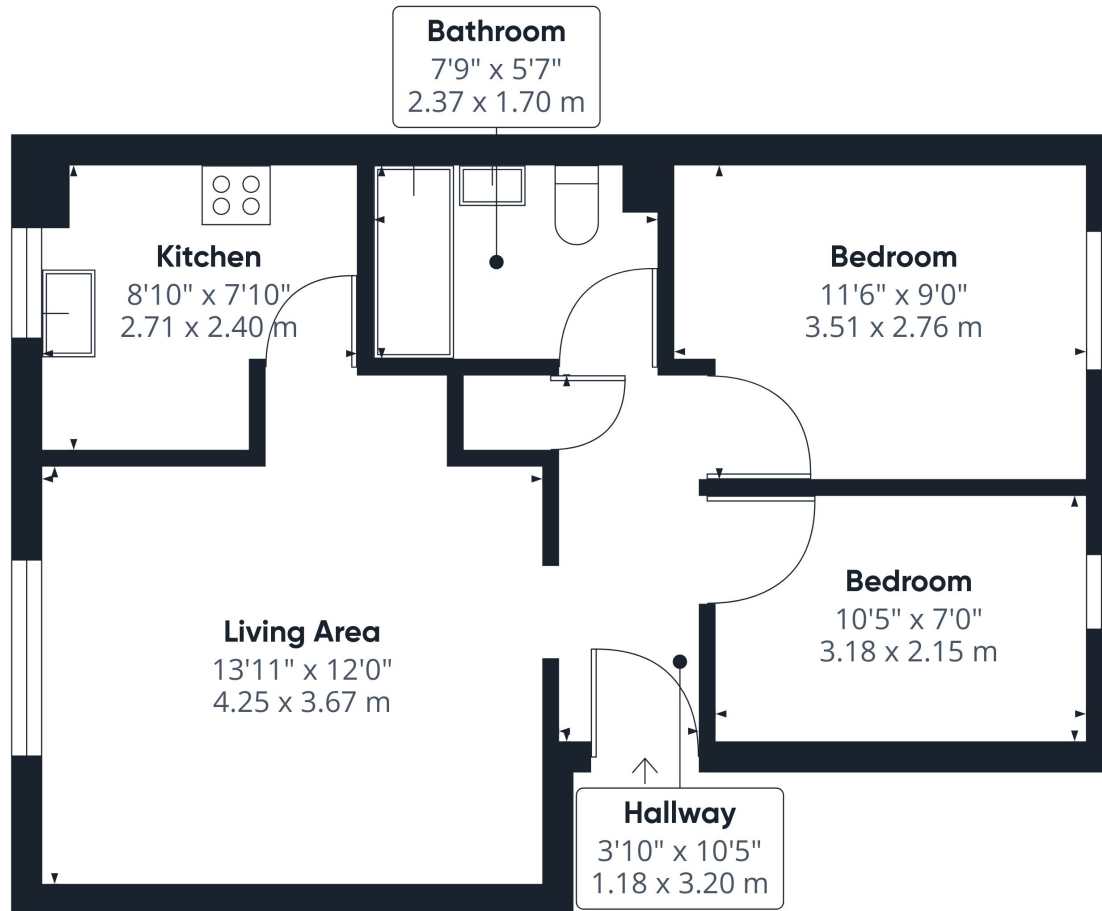
We have been advised by the vendor that the remaining lease on the property is 70 years, with a Service charge of £1,050.00 along with a ground rent of £100.00 per annum.

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 apartment
- Two bedrooms
- Residents parking
- Spacious lounge with separate kitchen
- 0.8 miles, 15 min walk to Hitchin train station (as per Google Maps)
- 1.0 miles, 23 mins walk to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾

507.52 ft²

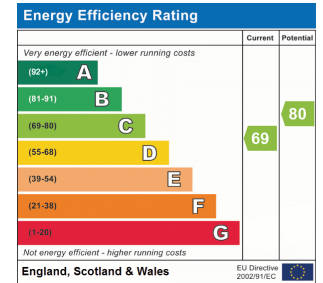
47.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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