Starlings Bridge

Nightingale Road, Hitchin,
Hertfordshire, SG5 1QW
Guide Price £295,000

COUNTRY PROPERTIES
PART OF HUNTERS

A beautifully presented two bedroom first floor apartment with dual aspect living room overlooking Bancroft recreation ground. The property is set in a secure development within a short walk to the town centre and local amenities and has the benefit of allocated underground parking.

- Two bedroom first floor apartment
- Large living/dining room
- Master bedroom with en suite
- Gated development with allocated parking
- 0.5 miles, to the train station (as per google maps)
- 0.8 miles, to the town centre (as per google maps)

Ground Floor

Communal Entrance

Entrance via security door. Lifts and stairs to all floors.

First Floor

Entrance Hall

Storage and airing cupboards. Doors to:

Living/Dining Room

13' 0" x 20' 11" (3.96m x 6.38m)
Windows to side and rear. Open plan doorway to kitchen. French doors to balcony.

Kitchen

5' 8" x 7' 7" (1.73m x 2.31m)
Range of wall and floor mounted units with worktop over. Inset sink with mixer tap. Integrated oven with hob and extractor, fridge/freezer and washing machine.

Master Bedroom

9' 8" x 13' 11" (2.95m x 4.24m)
Built in wardrobe. Window to rear.

Ensuite

White with chrome effect suite comprising walk in shower, wash hand basin and W.C.

Bedroom Two

7' 6" x 13' 11" (2.29m x 4.24m)
Built in wardrobe. Window to rear.

Bathroom

White with chrome effect suite comprising bath with shower attachment, wash hand basin and W.C.

Outside

Parking

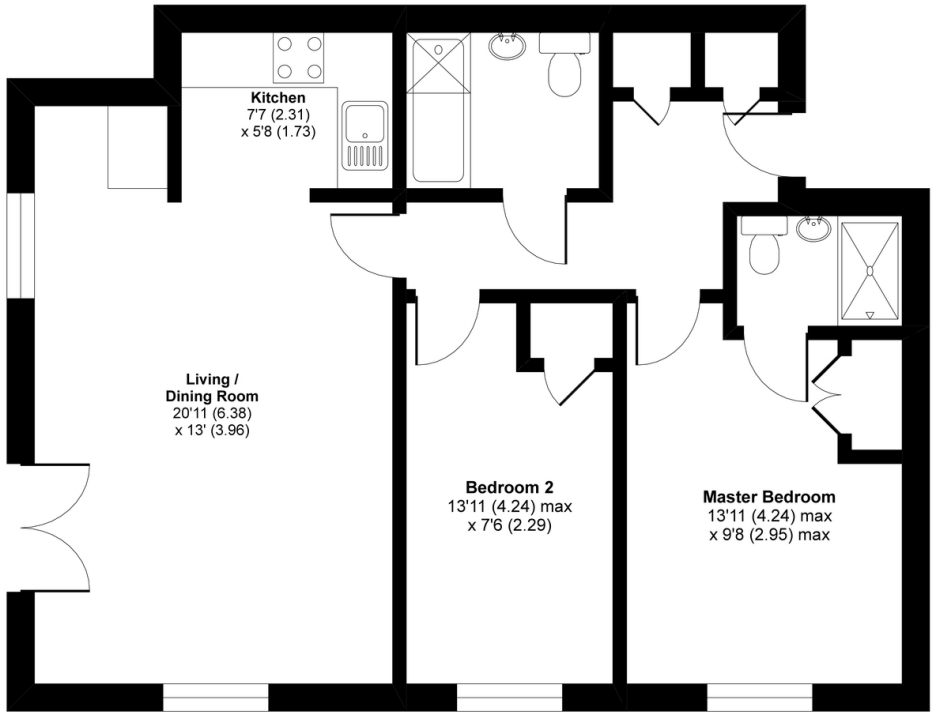
One allocated parking space in the development's underground car park.

Lease Details

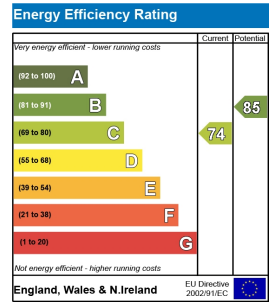
We have been advised by our clients that the lease has 111 years remaining. The service charge is £2,000 per annum and the ground rent is £175 per annum.

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 664051

COUNTRY PROPERTIES
PART OF HUNTERS

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

COUNTRY PROPERTIES
PART OF HUNTERS