



Tilehouse Street

Hitchin,
Hertfordshire, SG5 2DU
Guide Price £400,000

country
properties

Set in one of Hitchin's most iconic streets is this phenomenal two bedroom first floor apartment that hosts an arrange of space and character.

The accommodation commences with access through the communal door with stairs rising to all floors. The front door leads through to the hallway which flows through to the main living areas. The kitchen is of a fantastic size with a range of built in appliances, work surfaces and wonderful storage facilities. There is still ample space for a dining table or furniture. This then opens up through to the living room with a large feature fireplace with recesses either side. There are two generous bedrooms with a three piece en-suite to bedroom one. This property is then finished with a three piece family bathroom suite. To the rear of the property and behind security gates is an allocated parking space for the property.

We have been advised by the vendor that the remaining Lease on the property is 978 years with an Annual Service Charge of £3042 and a Peppercorn Annual 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. The property is located in the sought after SG4 9 postcode area with close proximity to both highly regarded girls and boys schools along with Whitehill School and Highbury Infants, There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Two bedroom town centre apartment
- Generous fitted kitchen and dining room
- Living room with feature fireplace
- A host of charm and space and character features
- Peppercorn ground rent and no onward chain
- 1.0 mile, 22 mins walk to Hitchin mainline train station (as per Google Maps)







Approximate total area⁽¹⁾

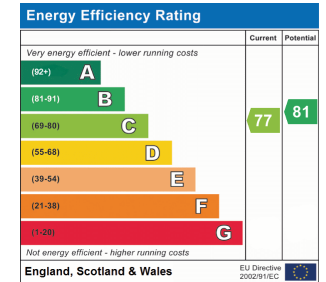
762.29 ft²
70.82 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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