

A modern three-story building with a grey, vertically-ribbed facade and large windows. The building is situated on a street corner, with a red brick building visible to the left and another brick building to the right. The sky is blue with scattered white clouds. The ground floor features large glass windows reflecting the street scene.

Austin House

Bridge Street, HITCHIN,
Hertfordshire, SG5 2DE

Guide Price £345,000

country
properties

A UNIQUE DEVELOPMENT OF JUST 8 LUXURY APARTMENTS IN THE TOWN CENTRE OF HITCHIN.

Austin House is a brand new development of 8 high quality 1 and 2 bedroom apartments. Located in the heart of the town centre, the apartments have been finished to the highest standard to include kitchen Bosch appliances, Van Gogh Karndean flooring and the top two apartments benefitting from solar panels

The development consists of three 1 bedroom apartments and five 2 bedroom apartments, each with a 10 year Build Zone warranty, Fibre BT/Sky ready, electric heating with WiFi radiators. The 2 bedroom apartments also come with their own parking space.

Lease details

Lease: 999 years

Service charge: £1,800 per annum

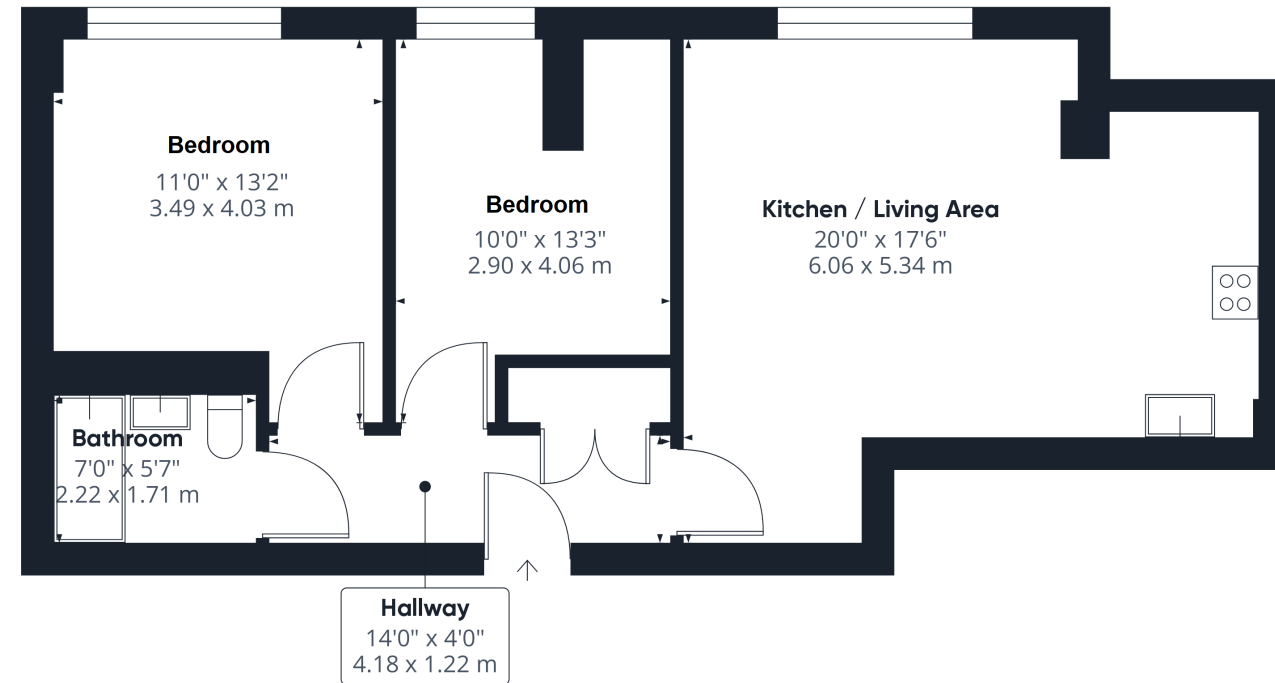
NOTE: Photographs and floorplans are representative of the show apartment and are for illustrative purposes only

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.

- Brand new 1 and 2 bedroom apartments
- Bosch kitchen appliances
- Parking available with two bedroom apartments
- Town centre development
- 10 year warranty
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google maps)







Approximate total area⁽¹⁾
652.72 ft²
60.64 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	72
(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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