



# Chancery Place

Old Park Road, Hitchin,  
Hertfordshire, SG5 2ED  
Guide Price £220,000

country  
properties

A modern one bedroom first floor apartment located close by Hitchin Town Centre and benefitting from no onward chain.

Accommodation comprises bright living/dining area with open plan kitchen, double bedroom, and modern fitted bathroom with WC, wash hand basin and shower cubicle.

To the outside there are two allocated parking spaces.

Lease Details

Lease: 117 year remaining

Ground rent: £300 per annum (as advised by the vendor)

Service charge: £976.81 per annum (as advised by the vendor)

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.

- First floor apartment
- Modern building
- Close by Hitchin Town Centre
- Allocated parking
- No onward chain
- 0.1 miles, 3 min walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 23 min walk to Hitchin train station (as per Google maps)





**Bathroom**  
3'11" x 7'1"  
1.21 x 2.17 m

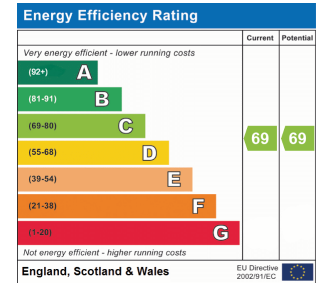


**Approximate total area<sup>(1)</sup>**  
299.03 ft<sup>2</sup>  
27.78 m<sup>2</sup>

(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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