



Johnson Place

65 Walsworth Road, Hitchin,
Hertfordshire, SG4 9FJ
Guide Price £280,000

COUNTRY PROPERTIES
PART OF HUNTERS



A two bedroom ground floor triple aspect apartment benefitting from an extended lease by the current owner and provides direct access onto the communal gardens. This property is ideal for commuters as it is situated close by Hitchin Train station. The property also benefits from secure gated allocated parking.

Accommodation comprises entrance hall, open plan living area and kitchen with sliding patio doors onto the communal gardens, primary bedroom with en-suite shower room, further double bedroom and modern fitted bathroom.

We have been advised by the vendor that the remaining lease on the property is 199 years, with a Service charge of £1800 per annum and no 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 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 double bedrooms
- Living area with patio doors onto communal gardens
- Secure gated allocated parking
- Extended lease - 199 Years
- 0.5 miles, 11 min walk to the town centre (as per Google maps)
- 0.1 miles, 2 min walk to Hitchin train station (as per Google maps)







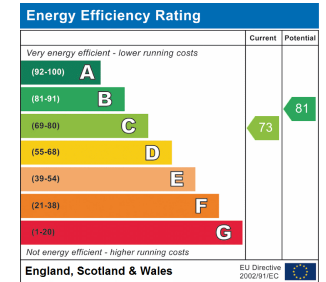
Approximate total area⁽¹⁾

669.23 ft²
62.17 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.

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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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