



# William Moss Buildings

Nightingale Road, Hitchin,  
Hertfordshire, SG5 1RQ

Guide Price £315,000

country  
properties

This small development of just nine properties were constructed to a high standard in 2018 and the advertised apartment was the initial show flat and was the first chosen by the current owners. The property is located within a half a mile walk to both the town centre, main line train station and local amenities.

The property sits securely behind the communal security door with entrance system and is located on the first and second floors. The accommodation itself commences with an entrance hall that leads through to the open living space. From here you are greeted with an abundance of natural light pouring in through the triple aspect windows and Juliet balcony. There is a modern fitted kitchen, ample dining space and a generous living space. Storage comes in the form of the under-stairs cupboard. To the second floor are two good sized bedrooms. The principal bedroom has had some inventive wardrobe space created and there is a storage cupboard in the second bedroom. This floor is completed with the family bathroom.

Outside the property is a secure brick built lock up that provides ample storage, secure bike storage and also houses the bins. There is an allocated parking space that is in the gated carpark for added security.

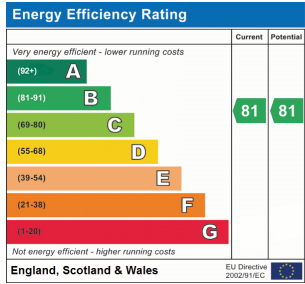
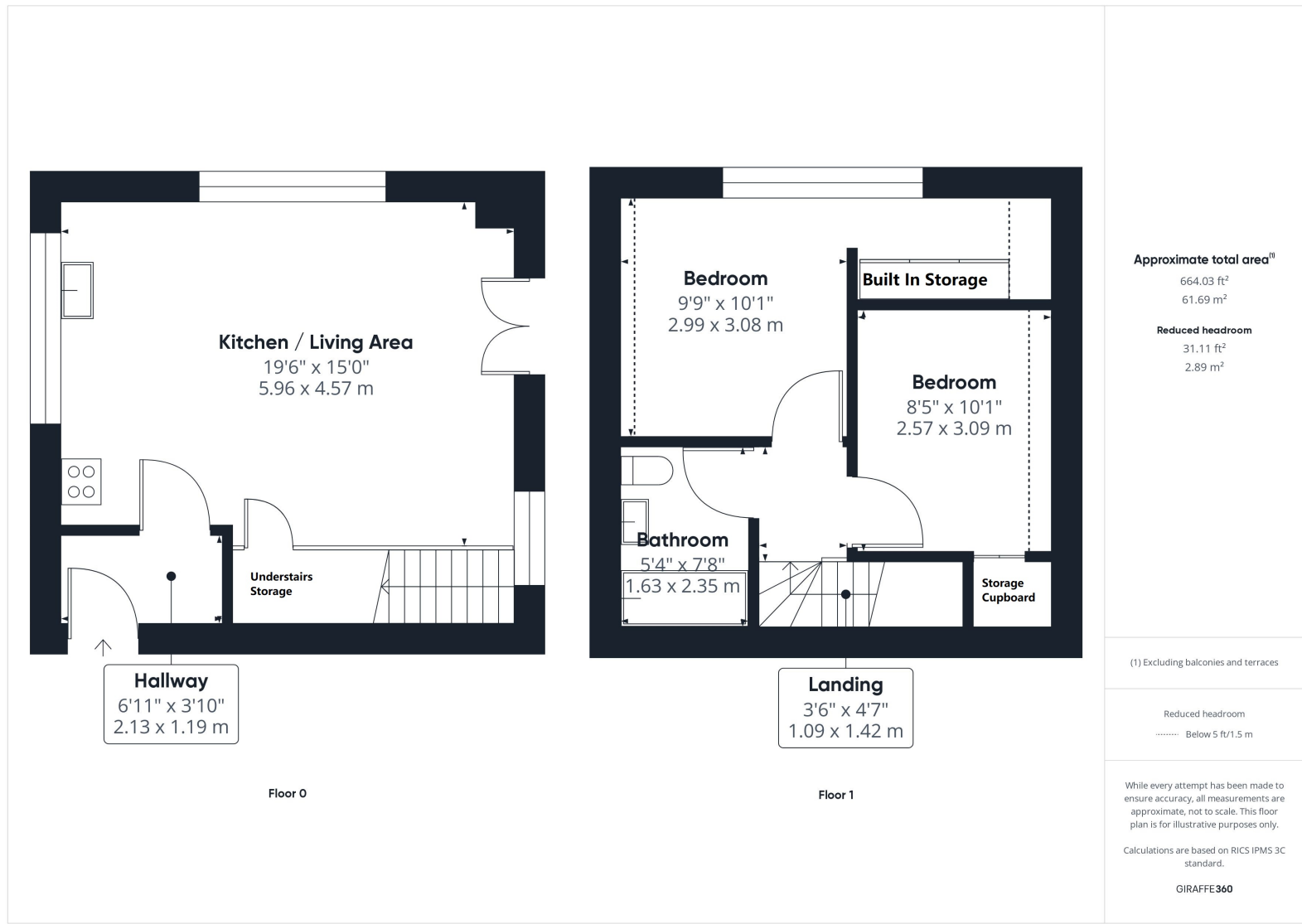
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Two bedroom duplex apartment in a small development
- Open plan kitchen and living area with Juliet balcony
- Gated secure parking and security entry system
- 0.4 miles, 7 mins walk to Hitchin town centre (as per Google Maps)
- 0.3 miles, 6 min walk to Hitchin train station (as per Google Maps)
- We are advised by our vendor that the service charge is estimated at £1150 per annum
- We are advised by the owner that the ground rent is £200 per annum
- We are advised by our vendor that the lease has 119 years remaining









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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