



Maples Court

Bedford Road, HITCHIN,
Hertfordshire, SG5 1HF
Guide Price £150,000

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A thoughtfully well presented first floor retirement apartment offering comfortable, low-maintenance living in a peaceful setting. The property enjoys a bright outlook and a thoughtfully arranged layout ideal for independent living.

The spacious living/dining room overlooks attractive green space, a modern fitted kitchen sits just off the main living area. The double bedroom benefits from fitted wardrobes, providing excellent storage. Completing the accommodation is a well-appointed shower room and an entrance hall including a generous built-in storage cupboard.

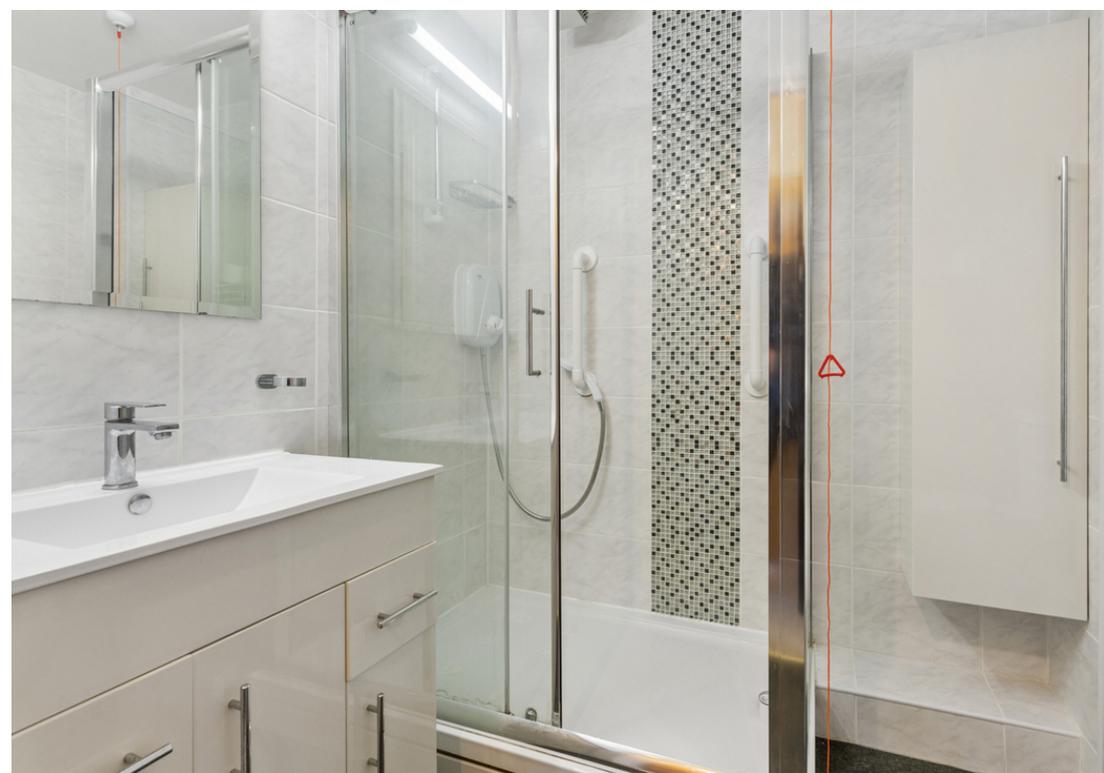
The development benefits from a lovely communal lounge and facilities and has lifts and stairs to all floors. The development is warden controlled and includes a care alarm system and residents parking.

We have been advised by the vendor that the remaining Lease on the property is 91 Years from 2026, there is a Ground Rent of £234.73 and a Service Charge of £1417.06 which are both paid twice annually.

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 retirement apartment
- One double bedroom
- Modern fitted kitchen
- Residents parking
- No onward chain
- 0.3 miles, 6 mins walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 24 min walk to Hitchin train station (as per Google maps)





Approximate Gross Internal Area = 44.4 sq m / 478 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	83
(55-68)	D		
(39-54)	E		
(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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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