



Paynes Park

Hitchin,
Hertfordshire, SG5 1AU
Guide Price £285,000

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PARKING
CONDITIONS

This spacious ground floor apartment is perfectly positioned in the heart of Hitchin, offering contemporary living just moments from the town's vibrant shops, cafés and transport links. Designed with modern lifestyles in mind, the property combines generous proportions with a sleek, open plan layout and offered with no onward chain.

The impressive living/dining area provides an inviting space for both relaxing and entertaining, seamlessly flowing into a well appointed kitchen. The spacious principal bedroom offers fitted wardrobes and a modern ensuite shower room. A second bedroom offers flexibility for guests, home working or additional storage, complemented by a modern family bathroom. The entrance hall includes useful built-in storage cupboards, adding to the apartment's practical appeal.

Further benefits include secure gated underground parking with an allocated space, providing peace of mind in this central location.

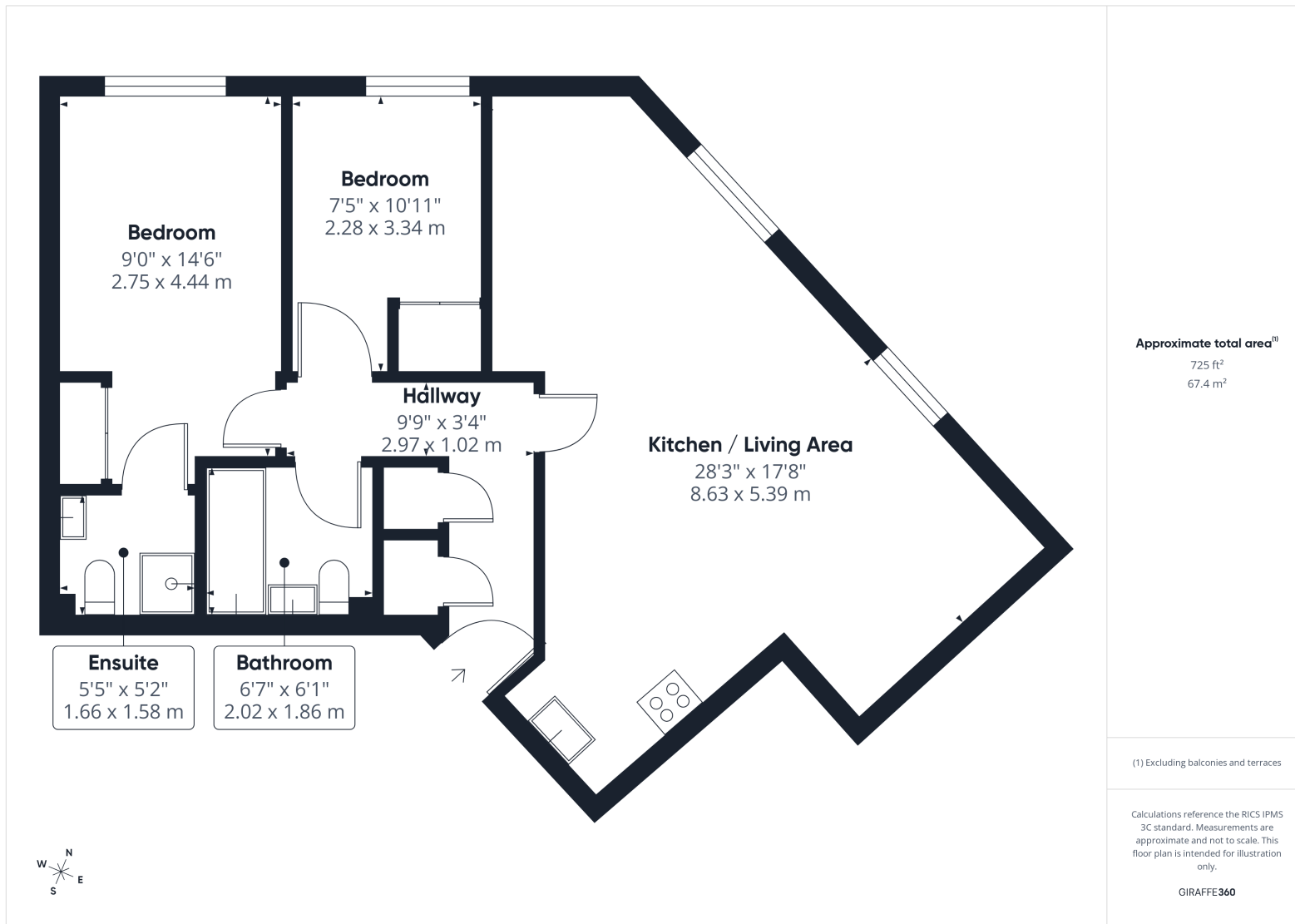
We have been informed by the vendor that the remaining lease on the property is 109 years. With a Ground Rent of approx. £300 per annum and a Service Charge of approx. £2,250 per annum.

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

- Modern ground floor apartment
- Two generous bedrooms
- Bathroom and ensuite shower room
- Secure underground parking
- Hitchin town centre location
- No onward chain
- 1.0 mile, 20 min walk to Hitchin train station (as per Google maps)







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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