



Sanders Place

Walsworth Road, HITCHIN,
Hertfordshire, SG4 9SY
Guide Price £270,000

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properties

Close by Hitchin railway station, this two bedroom first floor apartment benefits from a balcony and no onward chain.

Accommodation comprises entrance hall, living room with Southerly facing balcony, separate kitchen, primary bedroom with fitted wardrobed and en-suite shower room, second bedroom with fitted wardrobes and bathroom.

To the outside is secure underground allocated parking for one vehicle.

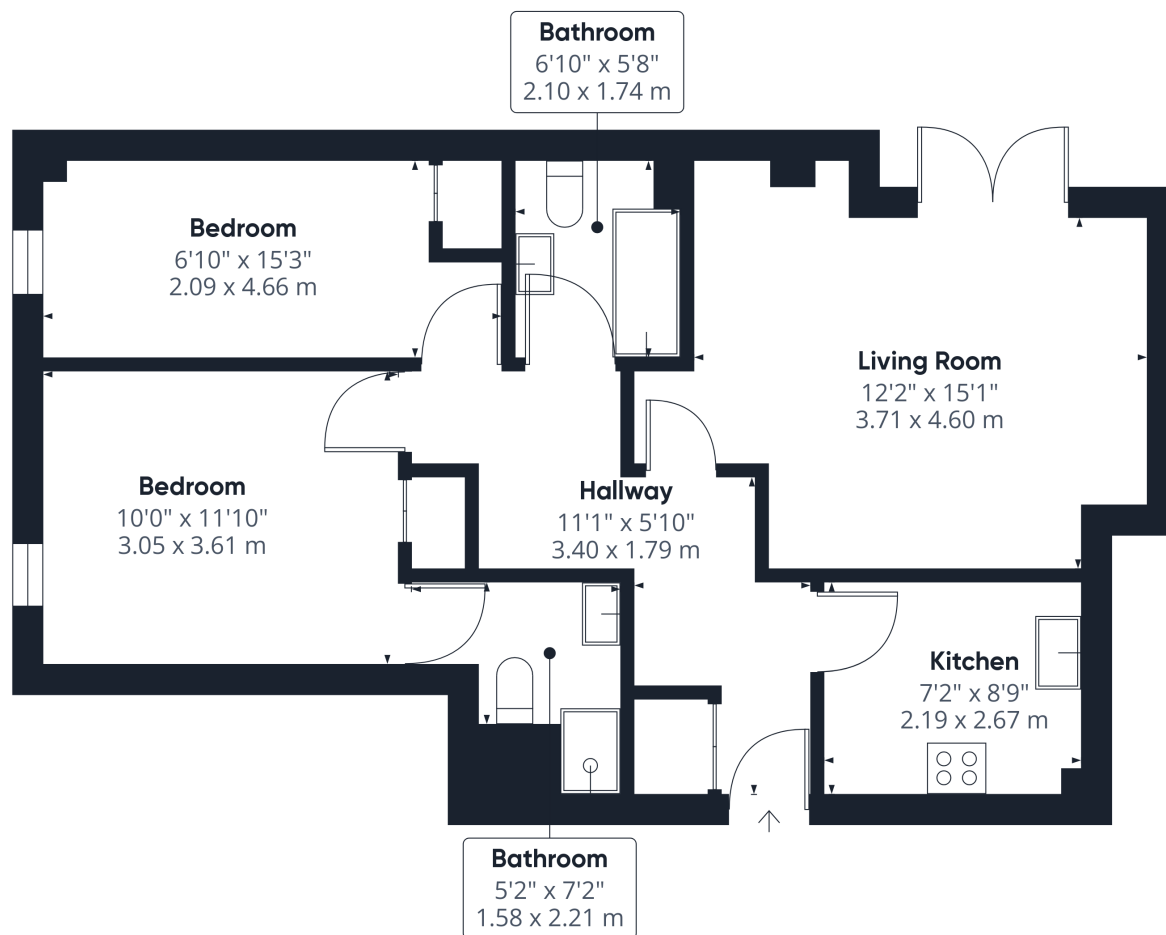
We have been advised by the vendor that the remaining lease on the property is 105 years, with an annual Ground Rent of £150 along with a Service Charge of approximately £2061 also paid per annum,

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- First floor apartment
- Two bedrooms
- Living room with separate kitchen
- Allocated parking
- Southerly facing balcony
- 0.5 mile, 11 mins walk to Hitchin town centre (as per Google maps)
- 0.2 miles, 5 mins walk to Hitchin train station (as per Google maps)







Approximate total area⁽¹⁾

652.62 ft²

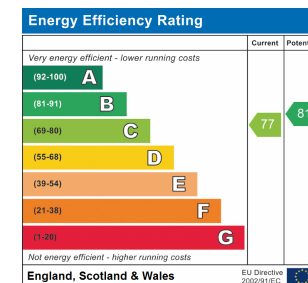
60.63 m²

(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.

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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