



# Austin House

Queen Street, Hitchin,  
Hertfordshire, SG5 2DE  
Guide Price £345,000

country  
properties

COMING SOON.....

Austin House is a brand new development of eight high quality one and two bedroom apartments. Located in the heart of the town centre, the apartments have been finished to the highest of standards and include kitchen Bosch appliances and Van Gogh Karndean flooring. The top two apartments both benefit from solar panels.

This amazing development consists of three one bedroom apartments and five two bedroom apartments, each with a 10 year Build Zone warranty, Fibre BT/Sky ready, electric heating with WiFi radiators. The two bedroom apartments also come with their own parking space.

This two bedroom apartment is located on the first floor which is accessed by both stairs and a lift. The entrance hall offers a large storage cupboard and provides access to the main living areas. The generous open plan Kitchen/living room offers the perfect blend of modern and contemporary living and a well fitted kitchen. There are two good size bedrooms and a three piece bathroom suite. This apartment also benefits from an allocated off road parking space.

Lease details:

Lease: 999 years

Service charge: £1,800 per annum

Ground Rent: Nothing payable

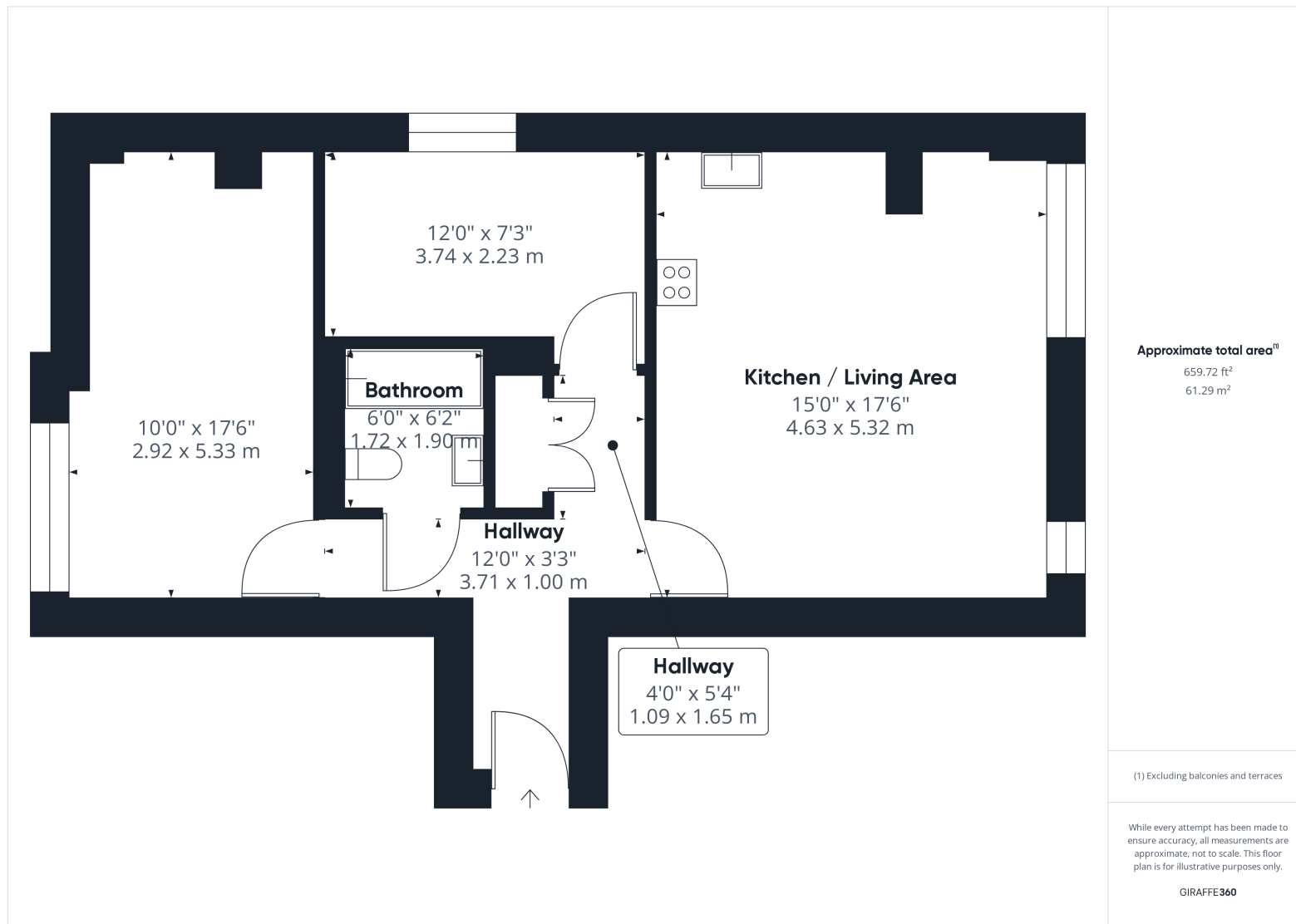
Note: Front image is for illustrative purposes only, colour and style may vary

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

- Brand new one and two bedroom apartments
- Bosch kitchen appliances
- Parking available with two bedroom apartments
- Town centre development
- 10 year warranty
- 0.9 miles, 21 mins 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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