



# Lyon Court

Walsworth Road, HITCHIN,  
Hertfordshire, SG4 9SX  
Guide Price £390,000

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This fabulous two double bedroom apartment was the original show home in the sought after Lyon Court development which neighbours Hitchin Railway Station and is offered for sale with no onward chain. The development offers a spectacular entrance hall which has a 'Barcelona' feel with sweeping staircase and provides access to the apartments and the secure underground parking.

The accommodation comprises of entrance hallway with a generous cloakroom with W.C. The hallway then flows through leading to a wonderful open plan living room and modern fitted kitchen with built in appliances and breakfast island. The principal bedroom is stylish in appearance with a featured mirrored wall, fitted wardrobes and en-suite walk-in shower room suite. The guest bedroom also offers a built-in wardrobe and an en-suite bathroom suite.

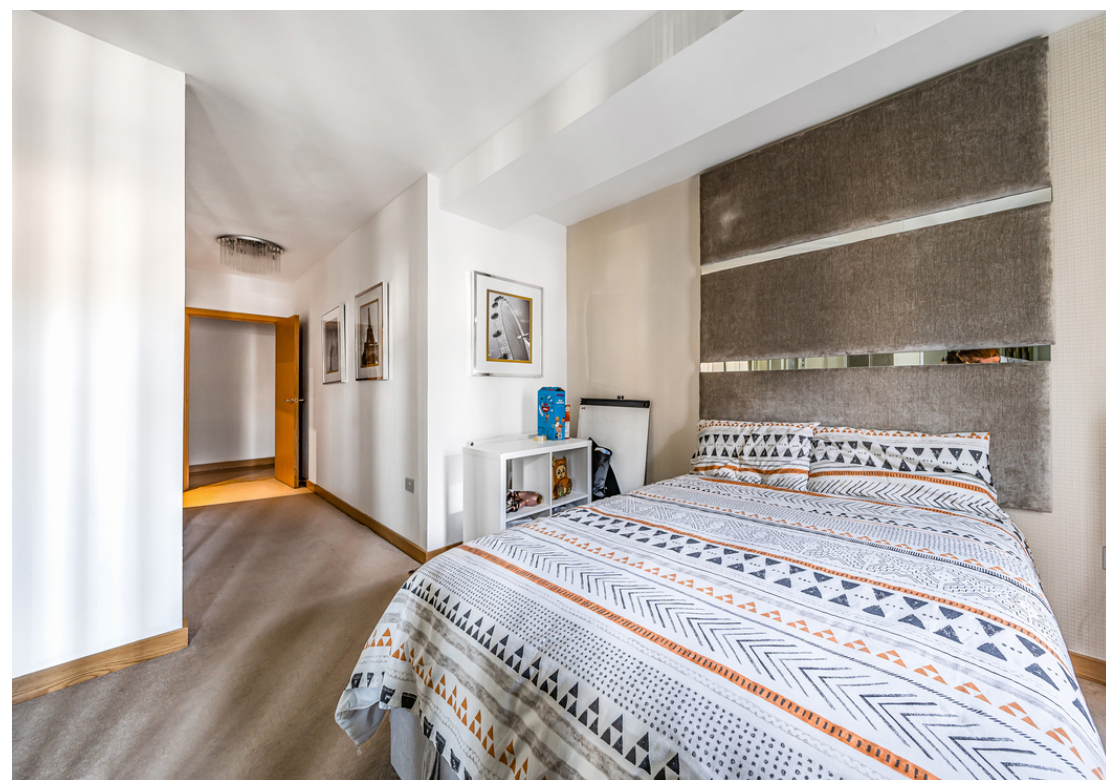
We have been advised by the vendor that the current remaining lease on the property is 114 years, with a service charge of £2,500 and the ground rent is £350 per annum.

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.

- Luxury two bedroom ground floor apartment
- Wonderful open plan living and kitchen area with island
- Two bedrooms both with en-suites
- Secure gated underground Parking
- Secure brick storage unit in the basement
- 0.7 mile, 16 mins walk to Hitchin town centre (as per Google Maps)
- 1 min walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN







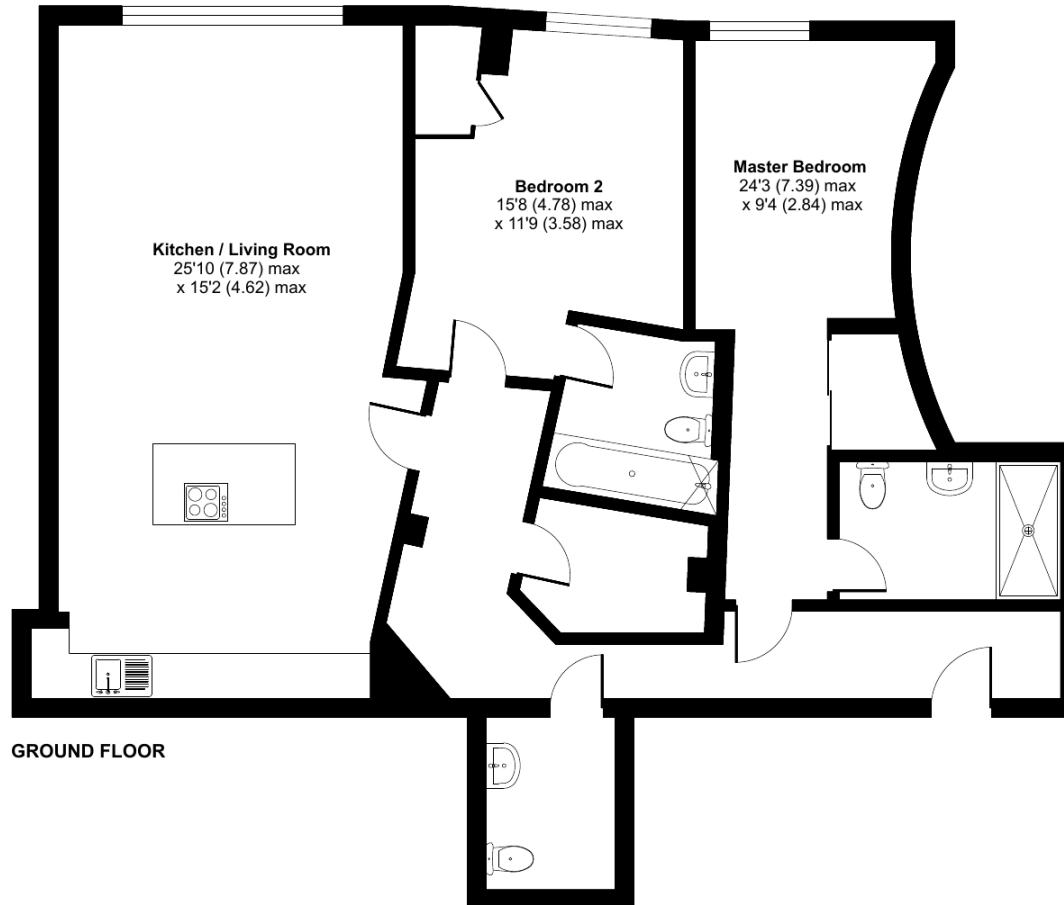






Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1027612



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

## Viewing by appointment only

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