



# William Moss Buildings

57 Nightingale Road, Hitchin,  
Hertfordshire, SG5 1RQ  
Guide Price £280,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Located within a half a mile walk to both the town centre and the train station is this wonderfully maintained two bedroom apartment. The property is ideally situated in an exclusive development and is accessed via a communal door that serves just two properties making it safe and secure.

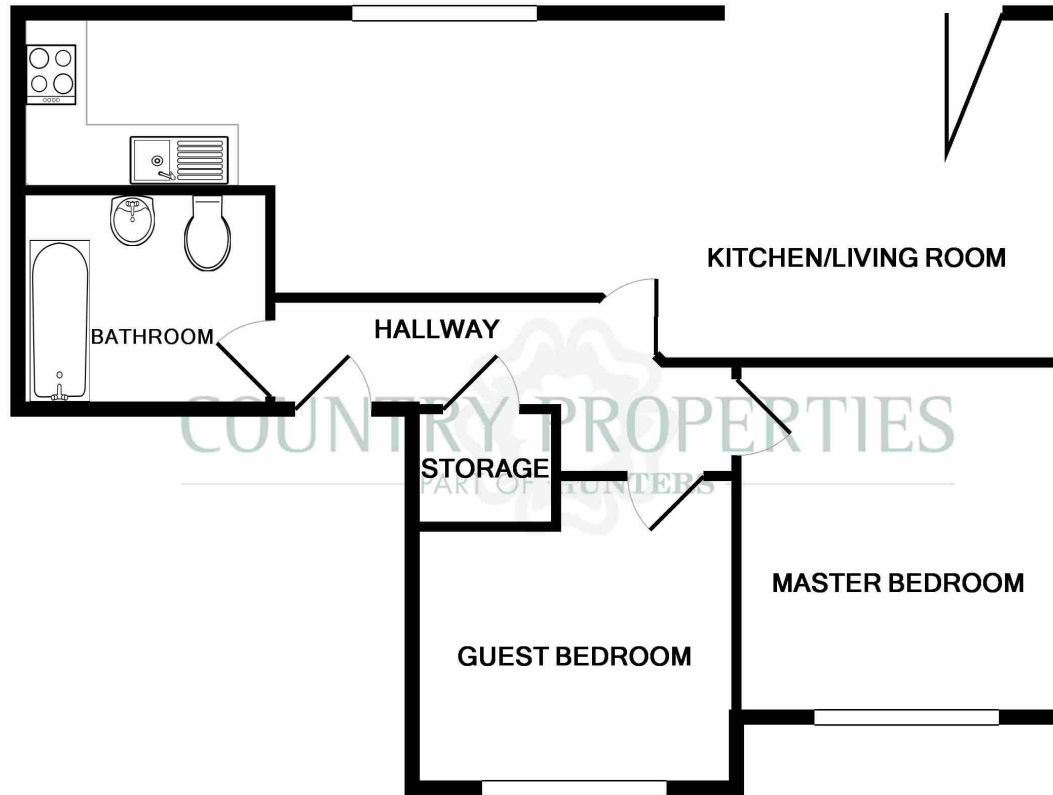
The accommodation itself is spread evenly over the second floor and offers a good and well proportioned floor space. There is an entrance hall that features a storage cupboard, a wonderful open plan kitchen and living area with bi-folding doors opening up to a Juliet balcony. Two generous bedrooms and a well finished three piece bathroom suite. The property has been finished to a high standard throughout with underfloor heating and well appointed kitchen with integrated appliances with granite work tops.

Outside the property is a secure brick built lock up that provides ample storage and also houses the bins. There is an allocated parking space that is in the gated carpark. The communal entrance is also coded for added security.

- Second floor two bedroom apartment
- Open plan kitchen and living area with Bi-folding doors
- Beautifully presented throughout
- Gated secure parking and security entry system
- Communal door to private block of just two apartments
- 0.4 miles, 7 mins walk to Hitchin town centre (as per Google maps)
- 0.3 miles, 6 min walk to Hitchin train station (as per Google maps)
- We are advised by our vendor that the service charge is estimated at £1200 per annum
- We are advised by the owner that the ground rent is £200 per annum
- We are advised by our vendor that the lease has 122 years remaining







TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Viewing by appointment only

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