



# Johnson Place

65 Walsworth Road, Hitchin,  
Hertfordshire, SG4 9FJ

**Guide Price £300,000**

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An impressive two bedroom apartment positioned within a quiet cul de sac with only two apartments in the block and benefitting from secure undercroft parking.

The property is bright and airy throughout with an open plan living/dining room leading to the fitted kitchen. There are two large double bedrooms with the primary offering fitted wardrobes. Located from the entrance hall is the modern bathroom suite and storage cupboard.

Outside are communal gardens for residents and allocated parking in a secure and gated space.

We have been informed by the vendor that the remaining lease on the property is 83 years. With a Service Charge of approx. £2,474.28 per annum and no Ground Rent.

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.

- Impressive two bedroom apartment
- Two large double bedrooms
- Spacious and airy accommodation
- Secure allocated parking
- 0.6 miles, 14 min walk to Hitchin town centre (as per Google Maps)
- 0.2 miles, 6 mins walk to Hitchin train station (as per Google maps)









Approximate Gross Internal Area = 82.4 sq m / 887 sq ft  
 Bike Shed = 3.9 sq m / 42 sq ft  
 Total = 86.3 sq m / 929 sq ft

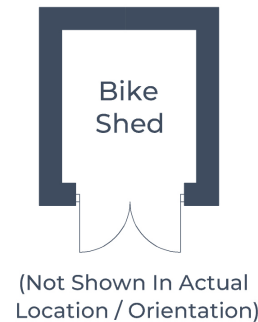
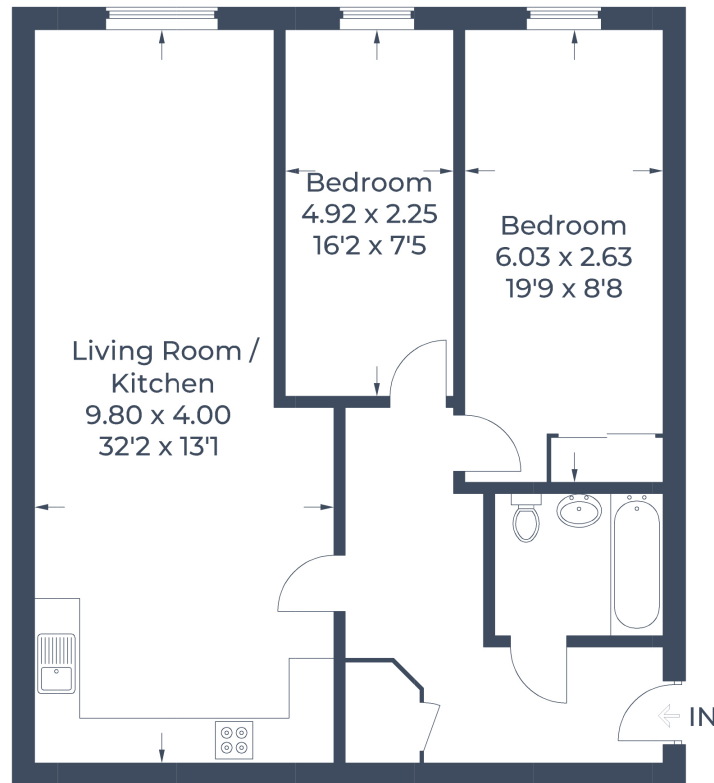


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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