



**High Street**  
Hitchin,  
Hertfordshire, SG5 1BH  
Guide Price £500,000

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properties

A unique and charming Grade II listed two to three bedroom apartment perfectly positioned within the heart of Hitchin's vibrant Town Centre with over 1,200 sq ft of accommodation.

The property boasts an entrance porch and hallway, spacious living room, separate dining room, kitchen and modern fitted bathroom. There are two large double bedrooms and an additional reception room or further bedroom providing access to eaves storage space. Throughout this property are period features, blending character with a modern touch.

We have been advised by the vendor that the remaining lease on the property is approximately 104 years. There is a Ground Rent of approx. £400 per annum and ad hock charges associated with maintenance of the communal areas.

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.

- Grade II listed
- Two/Three bedroom unique apartment
- In the heart of Hitchin's vibrant town centre
- Modern fitted bathroom
- Separate dining room
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area  
116 sq m / 1249 sq ft  
(Excluding Eaves)

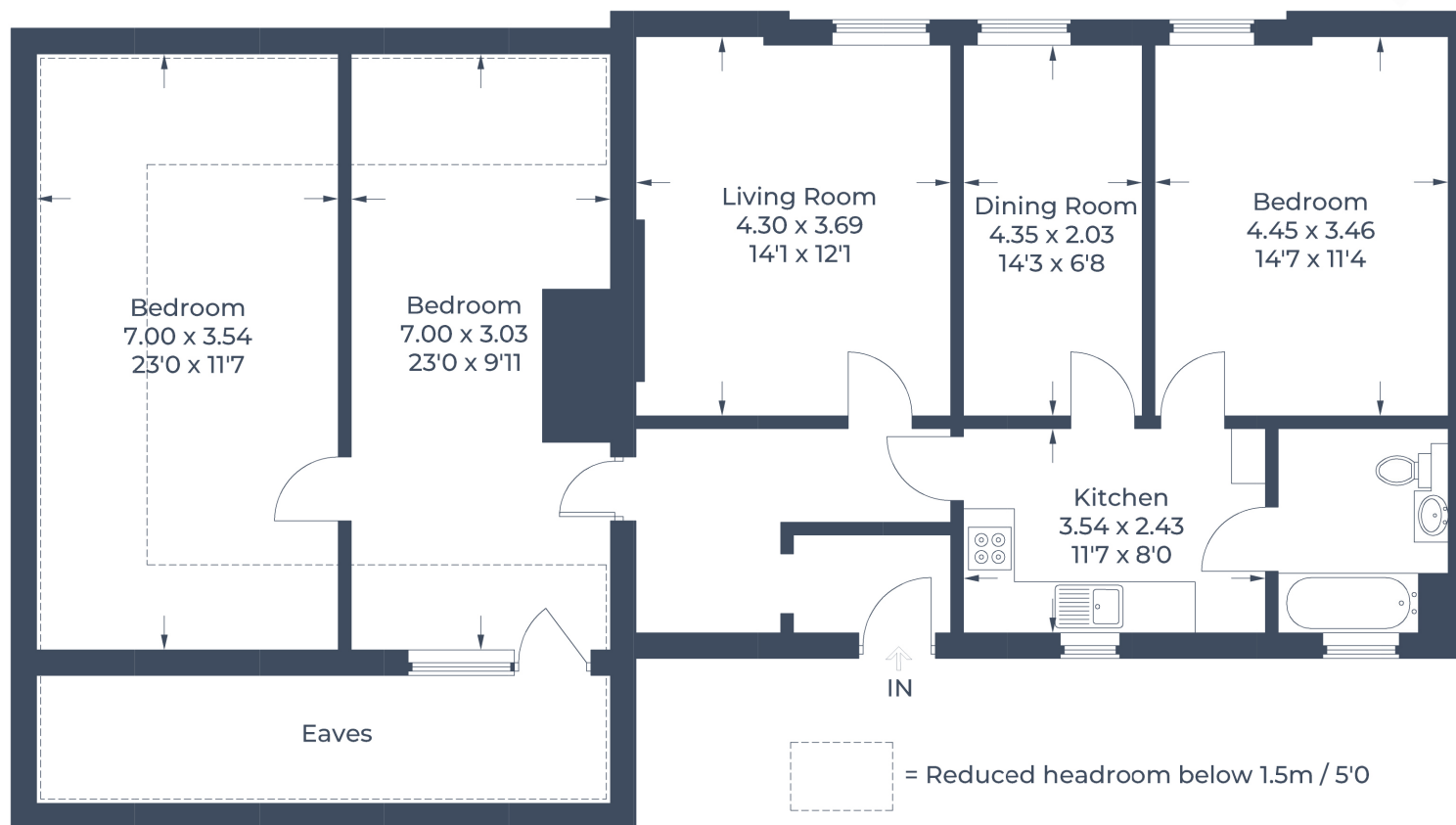


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measurements are approximate, not to scale.

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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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