



The Maples

Hitchin,
Hertfordshire, SG4 9HA
Guide Price £220,000

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properties

A spacious ground floor one bedroom apartment located within a quiet cul-de-sac location. The accommodation comprises entrance hall, large storage cupboard, spacious living room with sliding patio doors onto the well maintained communal gardens, separate kitchen/dining room, double bedroom and bathroom with W.C, wash hand basin and bath with shower attachment.

The property benefits from underfloor heating in the hallway and kitchen, double glazing throughout and a garage in block as well as ample residents parking.

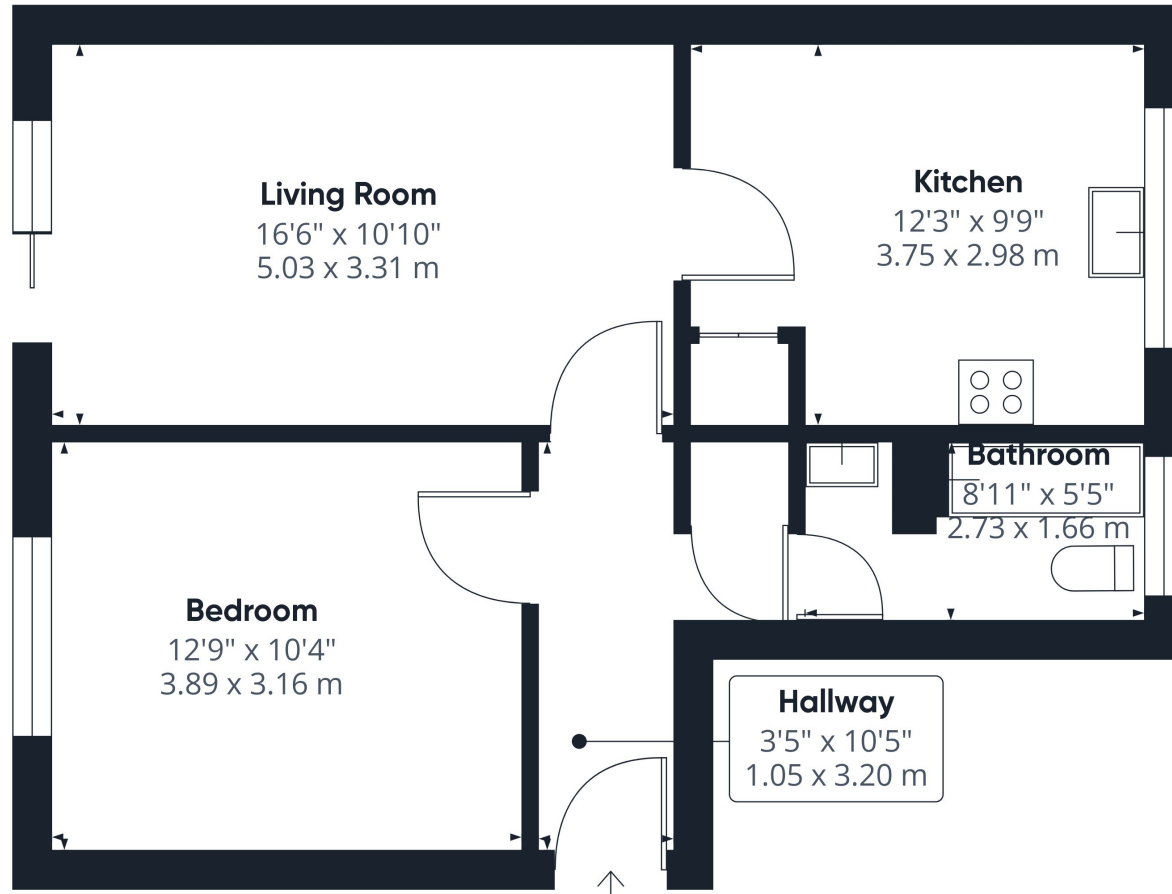
We have been advised by the vendor that the remaining Lease on the property is 132 years, with a Service Charge of £1,312 per annum along with a Ground Rent of £150 per annum.

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.

- One bedroom ground floor apartment
- Sliding patio doors onto communal gardens
- Cul- de-dac location
- Garage in block and ample parking
- 1.3 miles, 30 min walk to Hitchin train station (as per Google maps)
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google maps)





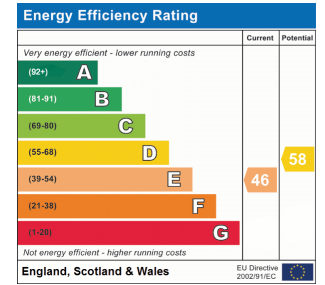


Approximate total area⁽¹⁾
545.97 ft²
50.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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