



Elderflower House

Whinbush Road, Hitchin,
Hertfordshire, SG5 1QF
Guide Price £315,000

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Welcome to this charming two bedroom apartment, perfectly situated in the heart of Hitchin and benefiting from allocated parking. Ideal for first-time buyers, professionals or buy-to-let investors, this delightful property offers a comfortable and convenient lifestyle with everything you need right on your doorstep.

Step inside to discover a bright and spacious reception room. Large windows flood the space with natural light, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The kitchen is thoughtfully designed with modern fixtures and fittings, featuring ample storage and worktop space.

Two well proportioned bedrooms provide ample space and practicality. Both rooms benefit from generous natural light, with the main bedroom comfortably accommodating a double bed and additional furniture, together with the added advantage of an en suite shower room. The second bedroom is ideal as a guest room or home office, offering flexible living options to suit your lifestyle. The main bathroom features a contemporary design and includes a full sized bath with a shower over.

Additional benefits of this apartment include secure entry with intercom system, double-glazed windows, and efficient heating to ensure comfort year round. Residents also enjoy access to well-maintained communal areas and convenient parking options nearby.

We have been informed by the vendor that the remaining lease on the property is 103 years. With a Ground Rent of approx. £398.56 per annum and a Service Charge of approx. £2129.56 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.

- Two bedroom ground floor apartment
- Secure intercom entry system and allocated parking
- Modern kitchen and bathroom
- En suite shower room to principal bedroom
- Town centre location
- 0.2 miles, 3 min walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 11 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area= 67.5 sq m / 726 sq ft

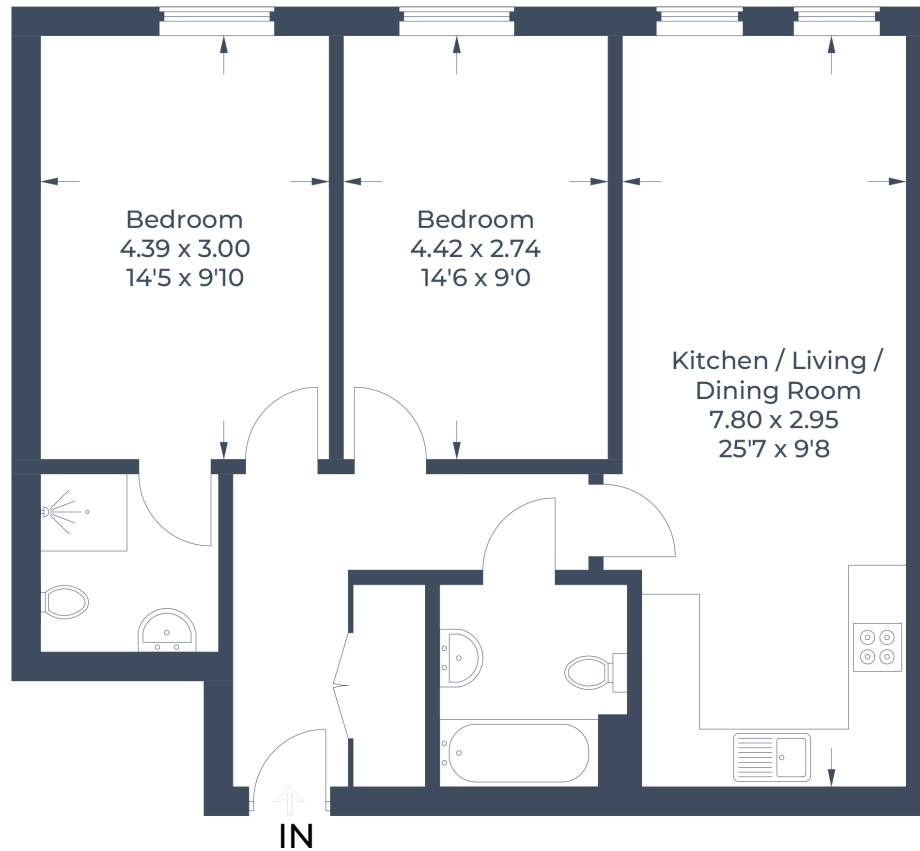
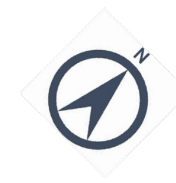


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measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	78	85
	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

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