



Radcliffe Road

HITCHIN,
Hertfordshire, SG5 1QH
Guide Price £210,000

COUNTRY PROPERTIES
PART OF HUNTERS

Great opportunity to purchase this chain free, one bedroom ground floor flat is superbly located for access to the mainline station as well as local amenities. The property is accessed via the front door which leads into the open living room and kitchen. The living room offers a lovely feel with open fireplace and wooden flooring throughout. The kitchen offers a range of base and eye level units with space and services for appliances. Leading through is the main bedroom, with doors leading out to the rear garden. The accommodation is completed with the three piece family bathroom suite. Outside and to the rear of the property is the rear garden which is mainly laid to lawn. There is a pathway to the side leading to the second rear garden which is owned by the first floor flat. To the front is a lawned area and pathway leading to the front door.

Lease details

Lease: 160 years remaining (as advised by the vendor).

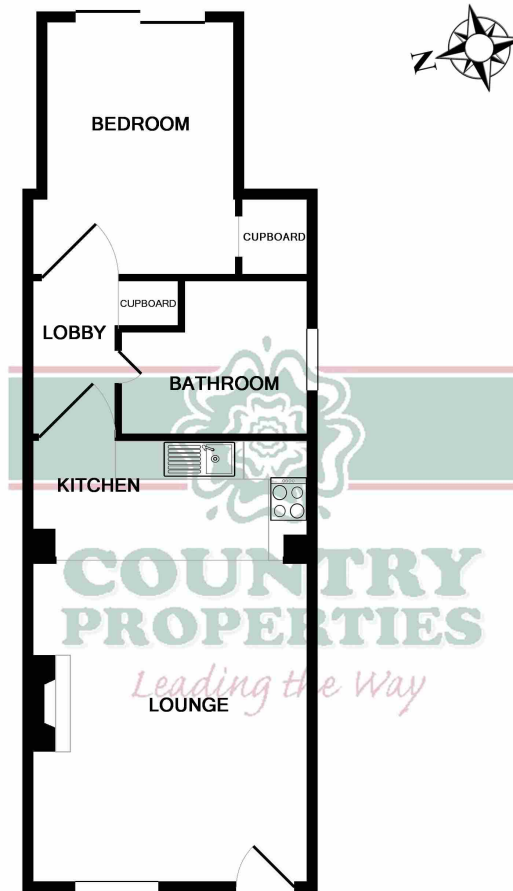
Ground rent: £90 per annum Buildings insurance: £166 per annum (as advised by the vendor).

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.

- Chain free
- A one bedroom ground floor apartment
- Well presented throughout
- Ideally located- a short walk to Hitchin town centre and train station
- Open fireplace to living room
- Modern kitchen and bathroom
- Rear garden
- 0.4 miles, 7 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 9 min walk to Hitchin town centre (as per Google maps)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	68	73
	EU Directive 2002/91/EC	

RADCLIFFE ROAD, HITCHIN, HERTFORDSHIRE, SG5 1QH

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
Made with Metropix ©2012

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

COUNTRY PROPERTIES
PART OF HUNTERS