



Malthouse Court
Bridge Street, Hitchin,
Hertfordshire, SG5 2DJ
Guide Price £230,000

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We are delighted to present this charming and spacious one-bedroom top-floor apartment located in the heart of Hitchin. This stunning property is perfect for those seeking a modern and convenient living space in a historic market town.

The property offers open-plan living with a spacious living and dining area that leads to a modern kitchen with fitted appliances. Leading off the hallway is a large bedroom with bay window and built-in storage, offering ample storage space. The apartment also offers a modern three piece bath suite.

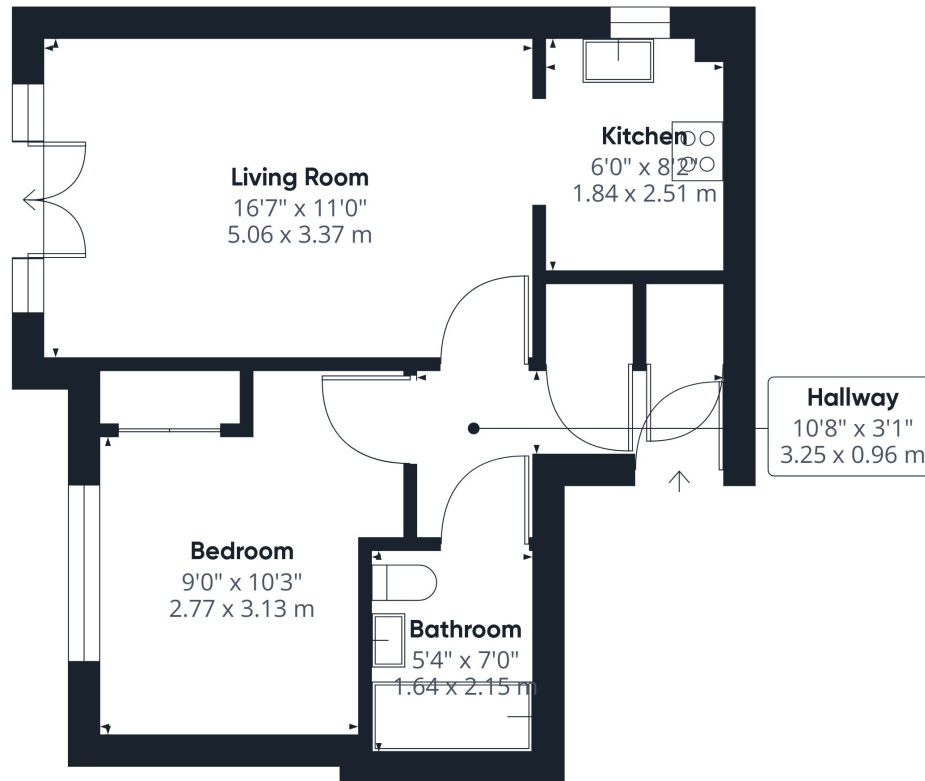
We have been advised by the vendor that the remaining lease on the property is 111 years, with a Service charge of £1135.69 per annum and a Ground rent of £250 per annum.

Malthouse Court is located in a prime position in the historic market town of Hitchin, with easy access to all the town's amenities. The property is just a short walk away from the town centre, where you will find a range of independent shops, restaurants, and cafes. Hitchin train station is also within walking distance, providing excellent transport links to London and other major cities. This stunning apartment also benefits from a secure entry system.

- One bedroom apartment in a highly sought after development
- Open plan living space with Juliette balcony doors
- Modern kitchen and bathroom also lounge with Karndean flooring
- Located just off the town centre
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN







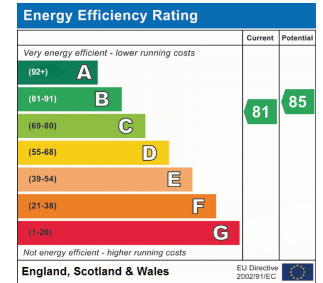
Approximate total area⁽¹⁾

461.08 ft²
42.84 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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