



# Francis Close

Hitchin,  
Hertfordshire, SG4 9EJ  
Guide Price £240,000

country  
properties



Set within a quiet cul-de-sac and the sought after SG4 9 postcode area is this purpose built two bedroom second floor flat that offers comfortable accommodation. The property offers an entrance hall with storage cupboard, generous living room with doorway through to the well fitted kitchen, two good size bedrooms and a family bathroom. Outside there are communal grounds and gardens as well as a garage en bloc.

We have been advised by our vendor that the lease commenced on the 29th September 2012 and has 189 years remaining, as a 90 year extension is being granted. The vendor has advised us that as of October 2024 the service charge is £300 per 6 months and a peppercorn ground rent.

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.

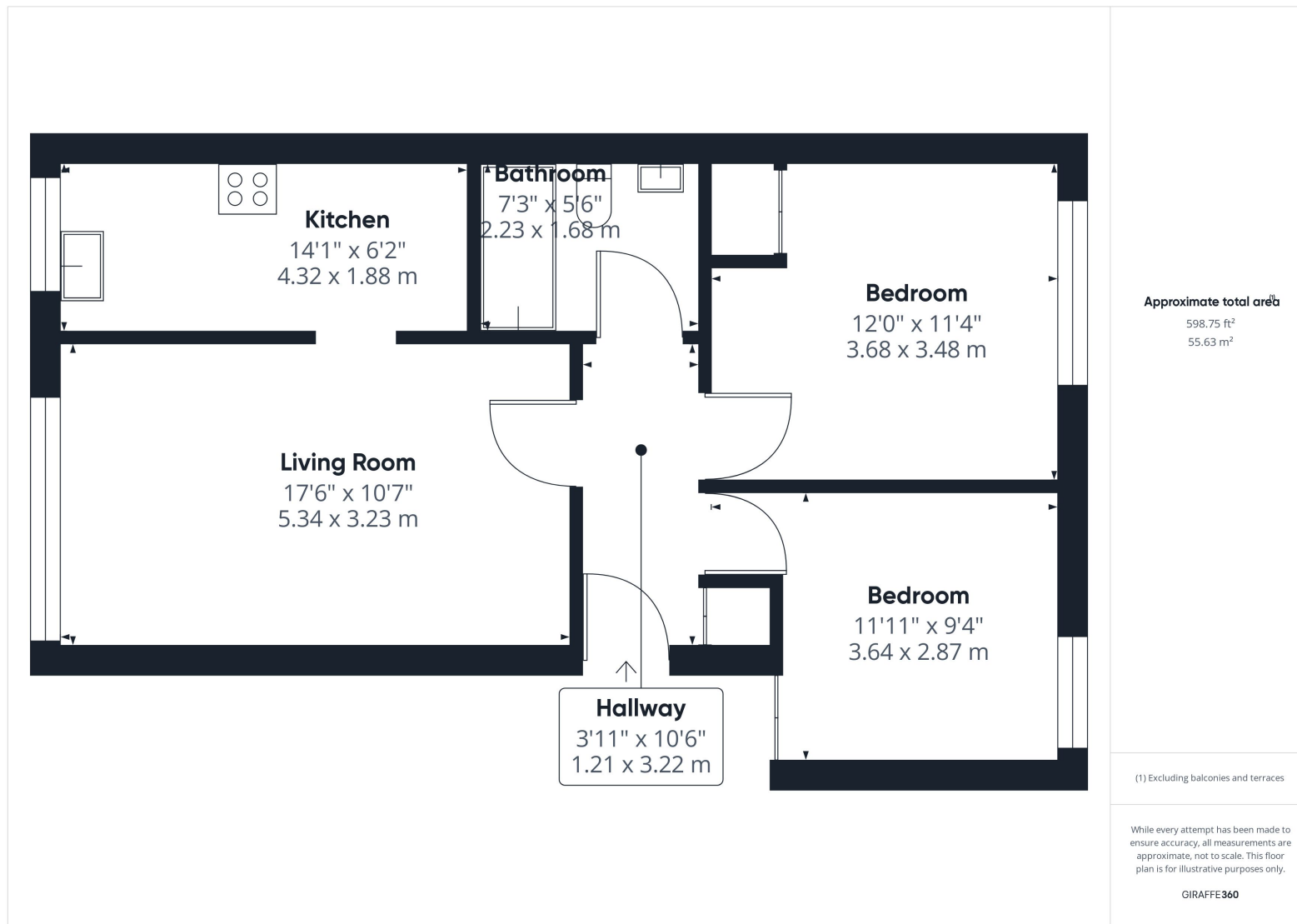
- Two Bedroom Second Floor Flat
- Sought after SG4 9 postcode area
- Garage en bloc
- 1.2 miles, 24 mins walk to the town centre (as per google maps)
- 1.5 miles, 31 mins walk to the train station (as per google maps)
- NO ONWARD CHAIN











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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