



# Malthouse Court

Bridge Street, Hitchin,  
Hertfordshire, SG5 2DJ

**Guide Price £385,000**

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properties



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

Upon entering this beautiful apartment, you are greeted with a bright and airy open-plan living area, complete with large windows that flood the room with natural light. The space is perfect for entertaining, with ample room for a dining table and comfortable seating area. The modern and stylish kitchen is fully fitted with appliances. The kitchen boasts sleek cabinets, ample counter space. The two generously-sized bedrooms are located at the rear of the apartment, providing a quiet and peaceful retreat. Both rooms have built-in wardrobes, offering ample storage space. The principal bedroom features an en-suite. The family bathroom is also modern and stylish and offers a three piece suite.

We have been advised by the vendor that the remaining lease on the property is 109 years, with a Service Charge of £1,991.26 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.

Overall, this is a fantastic opportunity to own a stunning two-bedroom first-floor apartment in the heart of Hitchin. Don't miss out on the chance to make this wonderful property your own.

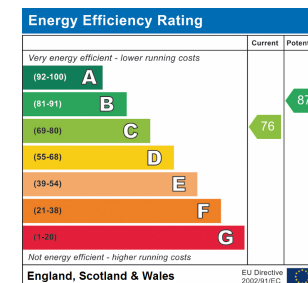
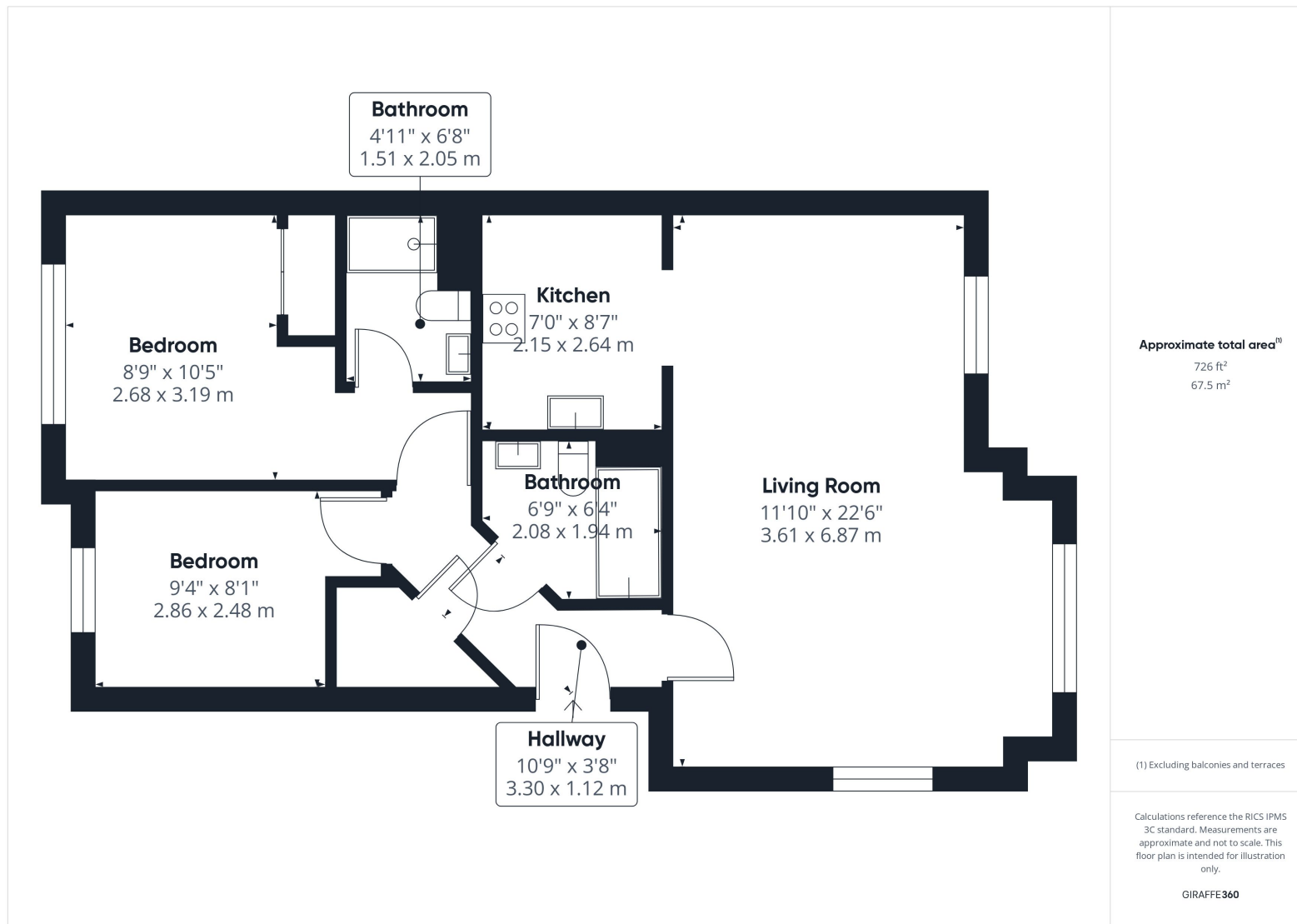
- Two bedroom first floor apartment
- Open plan living and dining area
- Principal bedroom with en-suite
- Views over the stream
- Gated security car park
- Allocated off road parking
- Town centre location
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)











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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