



## Florence Street

Hitchin | Hertfordshire | SG5 1QZ

[www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)





# FLORENCE STREET

## Property Description

Situated on the first floor, the property has been finished to a high standard throughout and benefits from a refitted modern kitchen with a range of sleek units and integrated appliances, opening onto a bright living/dining area.

The space is further enhanced by a Juliet balcony, allowing natural light to flood the room and creating an inviting environment to relax or entertain.

The apartment offers a generously sized double bedroom, complemented by a contemporary bathroom in excellent order. Storage has been incorporated with direct access to a loft space adding to the practicality of the home.

Externally, the property includes an allocated parking space, providing convenience in this central location. Another key advantage is the share of the freehold, giving buyers peace of mind and additional long-term security.

With its blend of modern finishes, desirable features, and unbeatable location close to both the town's shops, cafés, and restaurants as well as the train station, this property is perfect for first-time buyers, professionals, commuters, or investors alike.

**£212,500 Freehold**







Approximate Gross Internal Area = 42.2 sq m / 454 sq ft

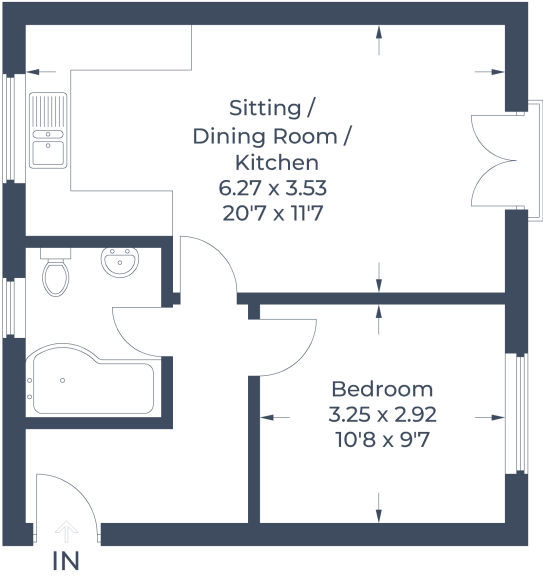


Illustration for identification purposes only, measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Stonegats





- One Bedroom Apartment
- Walking Distance to Train Station
- Juliet Balcony
- Additional Loft Storage
- Share of Freehold
- Parking
- Ideal First Time Buy or Investment
- No Chain

EPC Rating: B

Stonegate Estate Agents

01462 438979

[sales@stonegate-estates.co.uk](mailto:sales@stonegate-estates.co.uk) | [www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)

