



Peppermint Road
Hitchin,
Hertfordshire, SG5 1RY
Guide Price **£310,000**

country
properties

Offered with no onward chain, this bright and spacious two bedroom ground floor apartment benefits from patio doors onto the gardens

The accommodation comprises entrance hall, generous living area with doors to the gardens and open plan modern fitted kitchen, primary bedroom with en-suite shower room, further double bedroom and bathroom with WC, wash hand basin and bath with shower attachment.

To the outside is residents and visitors permit parking.

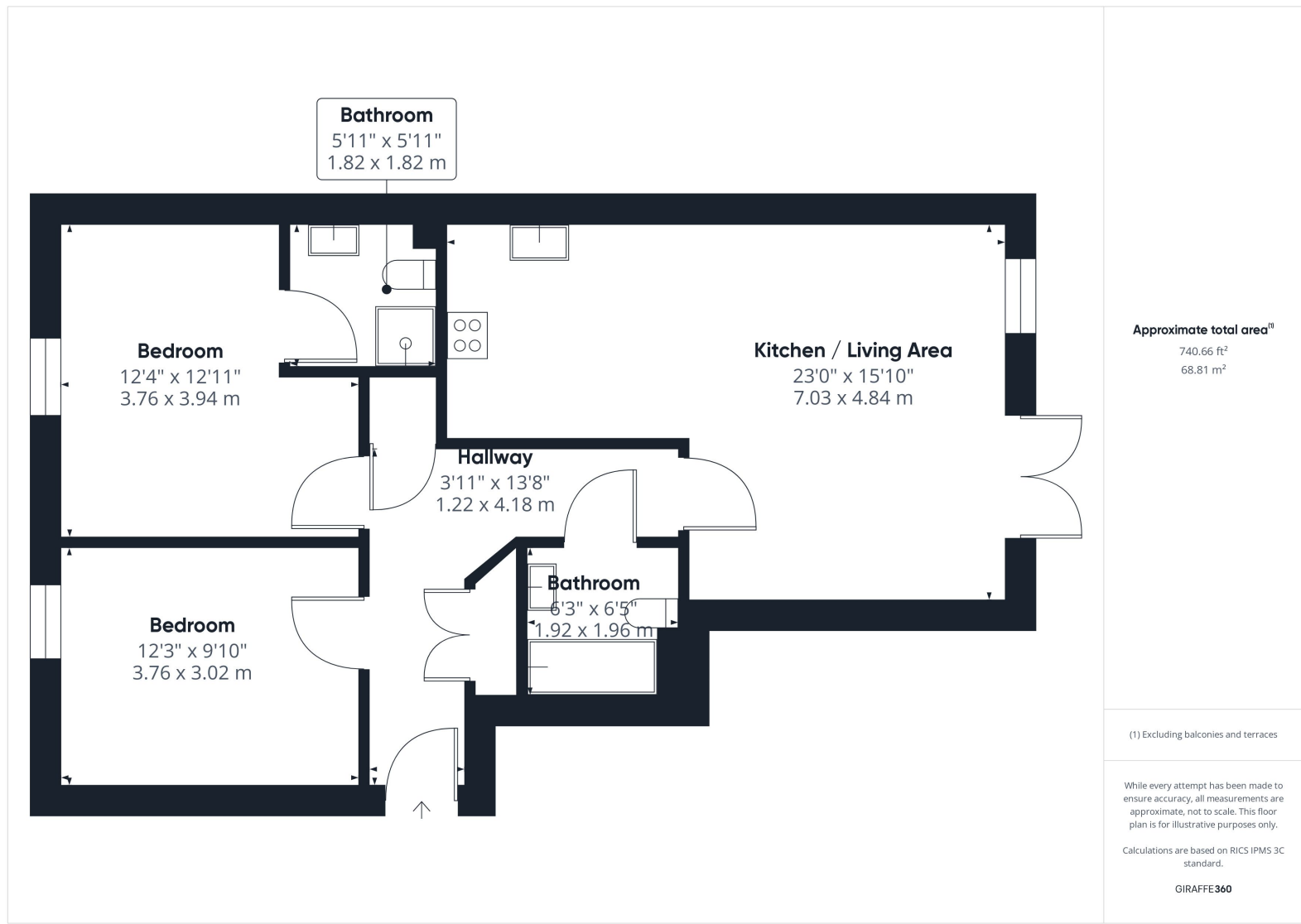
We have been advised by the vendor that the remaining lease on the property is 106 years, with a current Service Charge of £2,716.08 per annum and a Ground Rent of £398.56 per annum.

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.

- Ground floor apartment
- Two double bedrooms
- No onward chain
- Patio doors onto gardens
- Residents and visitor parking available
- Close to town centre
- 0.3 miles, 4 mins walk to Hitchin town centre (as per Google Maps)
- 0.6 miles, 10 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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