



# Cannon House

Queen Street, Hitchin,  
Hertfordshire, SG4 9TX  
Guide Price £290,000

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properties

A spacious top floor three-bedroom apartment. Convenience store across the street with a pub next door. The apartment is a short walk to the town centre with shops, boutiques, coffee houses and restaurants all near by. An easy walk to Hitchin train station and a quick drive to the A1(M).

The apartment is well kept throughout and is chain free. There is an entrance hall, a good-sized lounge with dining area, two double bedrooms and a third single bedroom or office. There is also a modern kitchen, bathroom, separate W/C and a downstairs storage cupboard. Upgrades include water pressure booster, electric fireplace/heater, mount for large TV and bookcases added to lounge, modern ceiling lights, new flooring and electric hook-up clothes dryer. The property has a large picture window with great views of Hitchin. Externally the property boasts large communal gardens and shared parking.

The property is ideal for many types of buyers. First time buyers looking for space and location, investors who know that tenants like two double bedrooms and transport links, and those wanting to downsize to a comfortable living space with easy access to town.

We have been advised by the vendor that there is a Service Charge of £500 per annum and a Ground rent of £50 per annum.

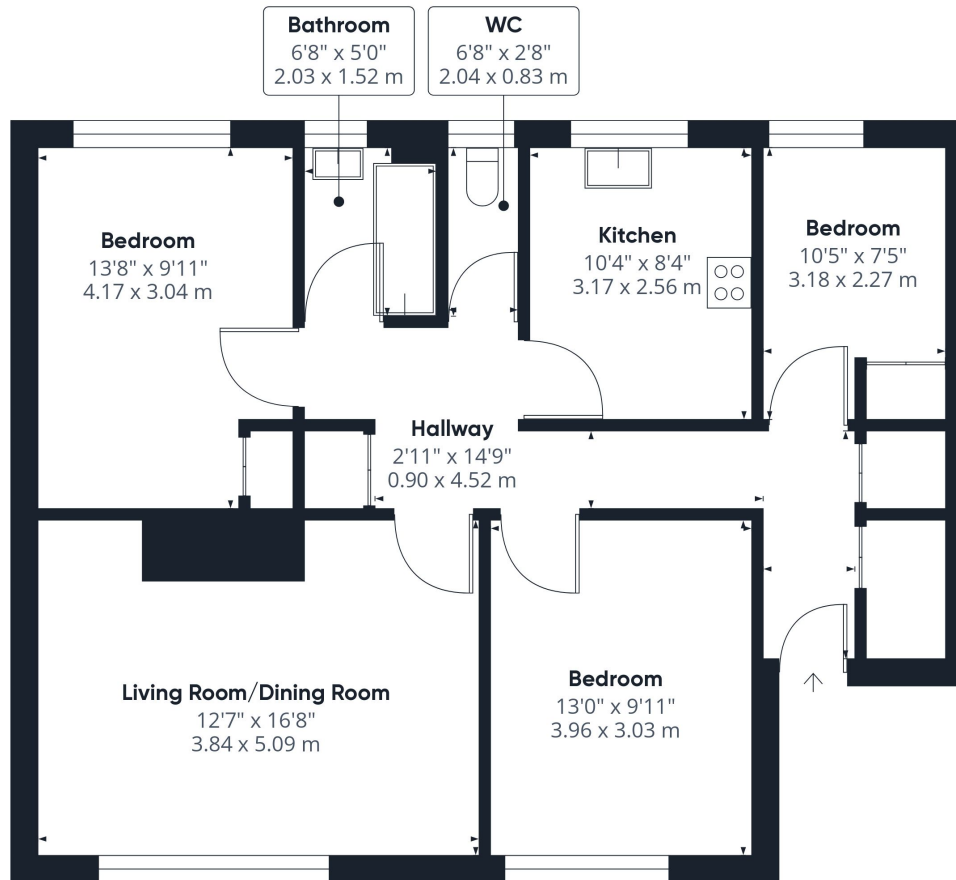
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools.

There is also a mainline railway station providing direct access to London Rail Station and Cambridge.

- Town centre top floor apartment
- Deceptively spacious accommodation
- Three bedrooms
- Living / dining room
- Gated shared parking
- Communal gardens and washing lines
- 0.9 miles, 16 min walk to Hitchin train station (as per Google Maps)







Approximate total area<sup>(1)</sup>

818.37 ft<sup>2</sup>

76.03 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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