



Archers Court

Elmside Walk, Hitchin,
Hertfordshire, SG5 1HB
Guide Price £220,000

country
properties

This generously proportioned one bedroom first floor retirement apartment offers a wonderful opportunity to enjoy comfortable, secure living right in the centre of Hitchin. Perfectly positioned for easy access to the town's charming shops, cafés, and amenities, the property combines convenience with a peaceful residential setting.

The entrance hall leads through to a bright and airy living/dining room and the separate kitchen is neatly arranged and well equipped, offering everything needed for day-to-day living. The double bedroom provides ample room for furnishings and benefits from a pleasant outlook, while the shower room completes the accommodation with ease and practicality.

Designed exclusively for those seeking a well maintained retirement community, the development offers a reassuring environment with communal facilities and beautifully kept grounds.

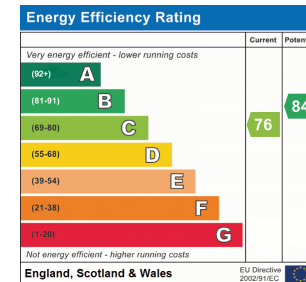
We have been advised by the vendor that the remaining lease on the property is 125 years (from 01/09/2008). There is a current Ground Rent of £449.82 paid annually and an Annual Service Charge of £9,575.64 which is paid in monthly instalments.

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.

- One bedroom
- First floor retirement apartment
- Lift access to all floors
- Town centre location
- Assisted living
- 1.0 mile, 23 mins 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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country
properties