



# Allwoods Place

Hitchin,  
Hertfordshire, SG4 0BQ  
£300,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Located in a sought-after and modern development is this wonderful two bedroom, ground floor apartment with patio area. The property is superbly situated in the development offering comfortable living accommodation and the benefit of an allocated parking space.

The bright and airy open plan living area/kitchen includes a full length window in the kitchen area and a set of sliding doors in the living area that lead out to the patio area. The modern kitchen contains fitted appliances including integrated fridge/freezer and full size dishwasher. The principle bedroom offers a fitted wardrobe, floor to ceiling window and three piece en-suite shower room. The accommodation is completed with a second bedroom and family bathroom. The property also benefits from gas central heating, double glazing throughout and allocated parking.

We have been advised by the vendor that the remaining lease on the property is 119 years, with a Service charge of £1,260 per annum and a Ground rent of £150 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.

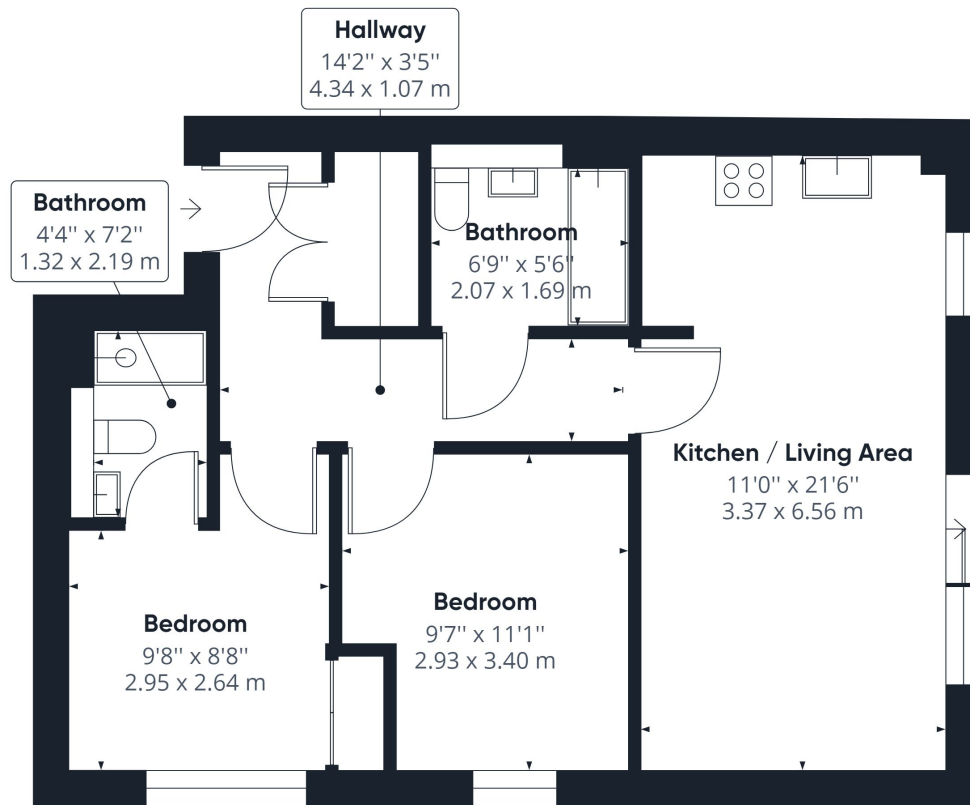
- Two bedroom apartment
- A popular modern development
- En-suite to master bedroom
- Allocated parking space
- 31 mins walk, 1.5 miles to the town centre (as per Google maps)
- 12 mins walk (0.6 miles) to Hitchin train station (as per Google maps)











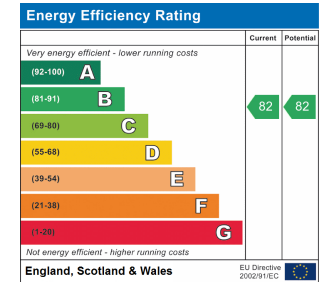
**Approximate total area<sup>(1)</sup>**

627.84 ft<sup>2</sup>  
58.33 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.

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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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