



Elderflower House

Whinbush Road, Hitchin,
Hertfordshire, SG5 1QF
Guide Price £300,000

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A delightful two bedroom third floor apartment which is situated in a highly sought-after location close to the town centre and station. Elderflower house forms part of the peppermint road development that was built by Bellway Homes in 2006.

This fine apartment features light and spacious open plan living and is presented in immaculate order throughout. Accommodation comprises open plan kitchen / living space with fitted kitchen and Juliet balcony, two generous double bedrooms, one with en-suite shower room and fitted wardrobe and a family bathroom. Further benefits include allocated parking space and bike store.

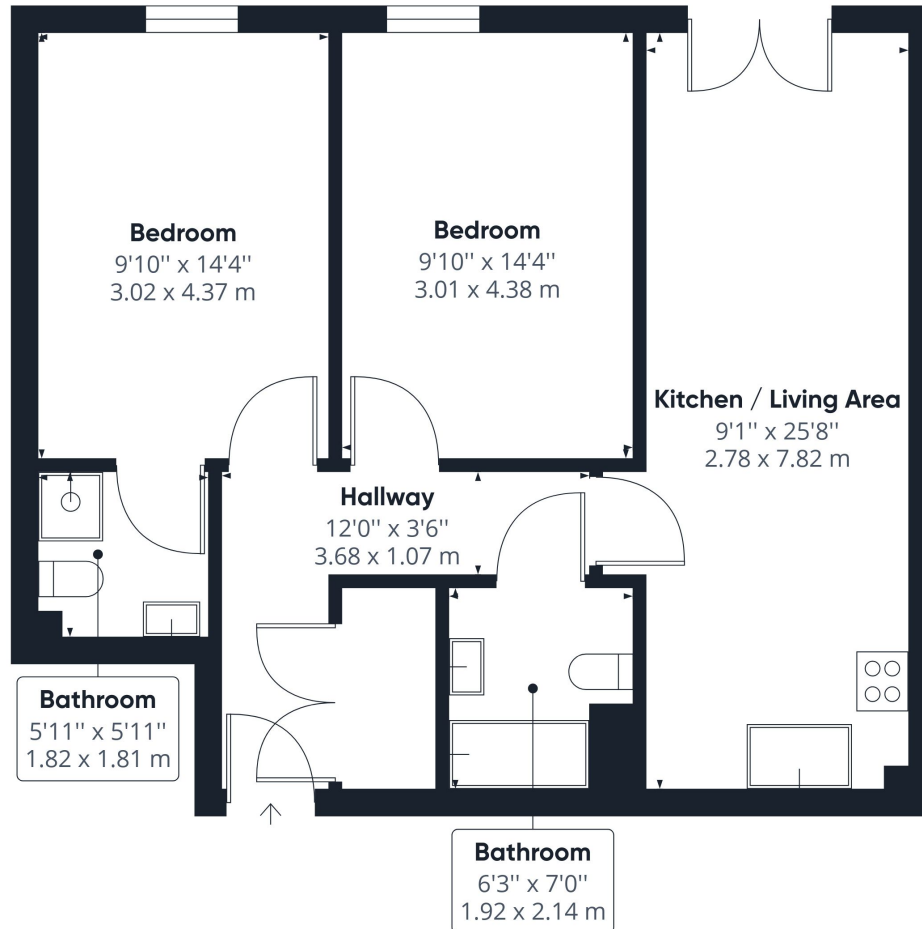
Lease details: 105 years remaining on the lease, with a ground rent of £380.78 per annum and a service charge of £1,962.00 per annum.

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, St Pancras and Cambridge.

- Two bedroom third floor apartment in highly sought-after development
- Two generous double bedrooms with an ensuite to the principal bedroom
- Allocated parking with visitor spaces available subject to permit
- 0.6 mile, 12 mins walk to Hitchin Mainline Railway Station (as per Google Maps)
- 0.3 mile, 6 mins Walk to Hitchin Town Centre (as per Google Maps)
- NO ONWARD CHAIN







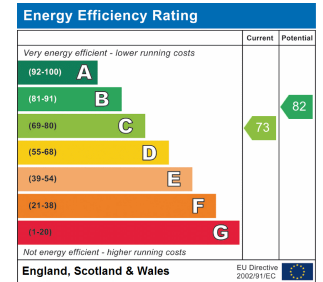
Approximate total area⁽¹⁾

690.27 ft²
64.13 m²

(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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