



# The Grange

Portmill Lane, Hitchin,  
Hertfordshire, SG5 1EN  
Guide Price £250,000

country  
properties

Built in 2015, The Grange is an exclusive development of eleven wonderful apartments that is split with views over the historic Hermitage Road and Portmill Lane. It was built following the redevelopment of the Hitchin sorting office and is positioned in the heart of the town centre. Internally the apartments offer a modern and contemporary feel and the attention to detail is second to none. This is a fantastic opportunity to embrace town centre living whilst being part of this wonderful community.

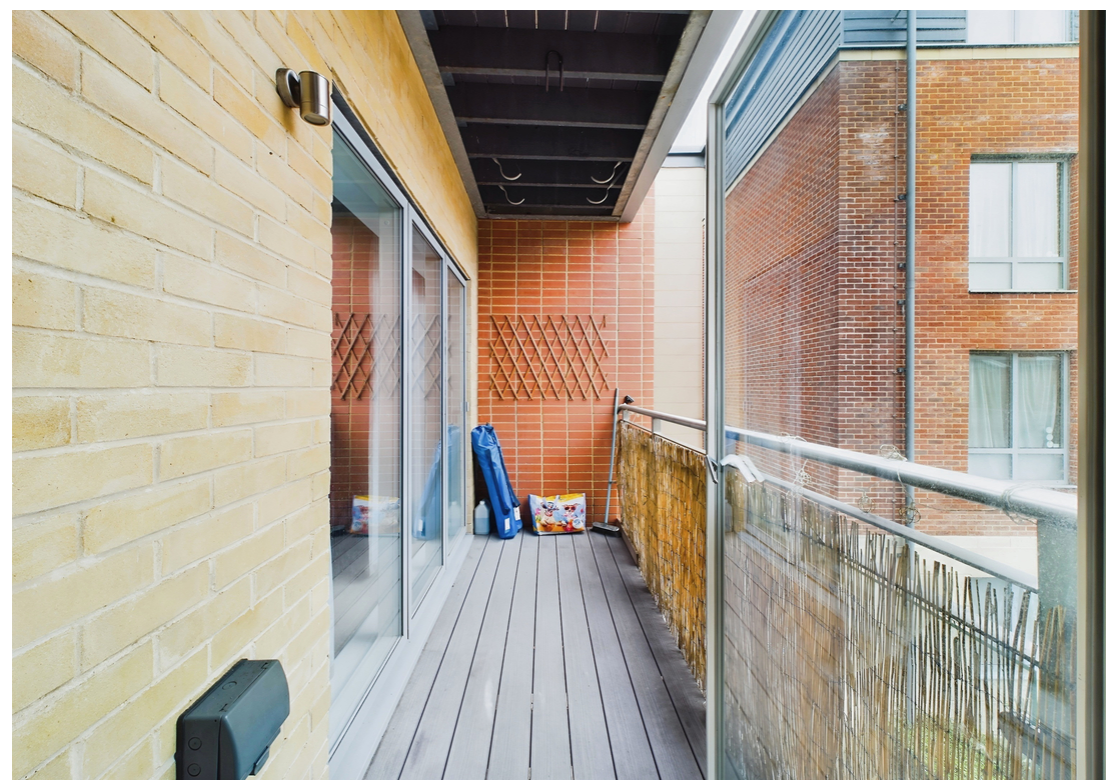
This well presented one bedroom apartment offers an open plan living space with a doorway out to the balcony. This flows through to the fitted kitchen with built-in appliances. There is a generous bedroom with built-in wardrobe and again access to the balcony. The property is completed with a three piece bathroom suite.

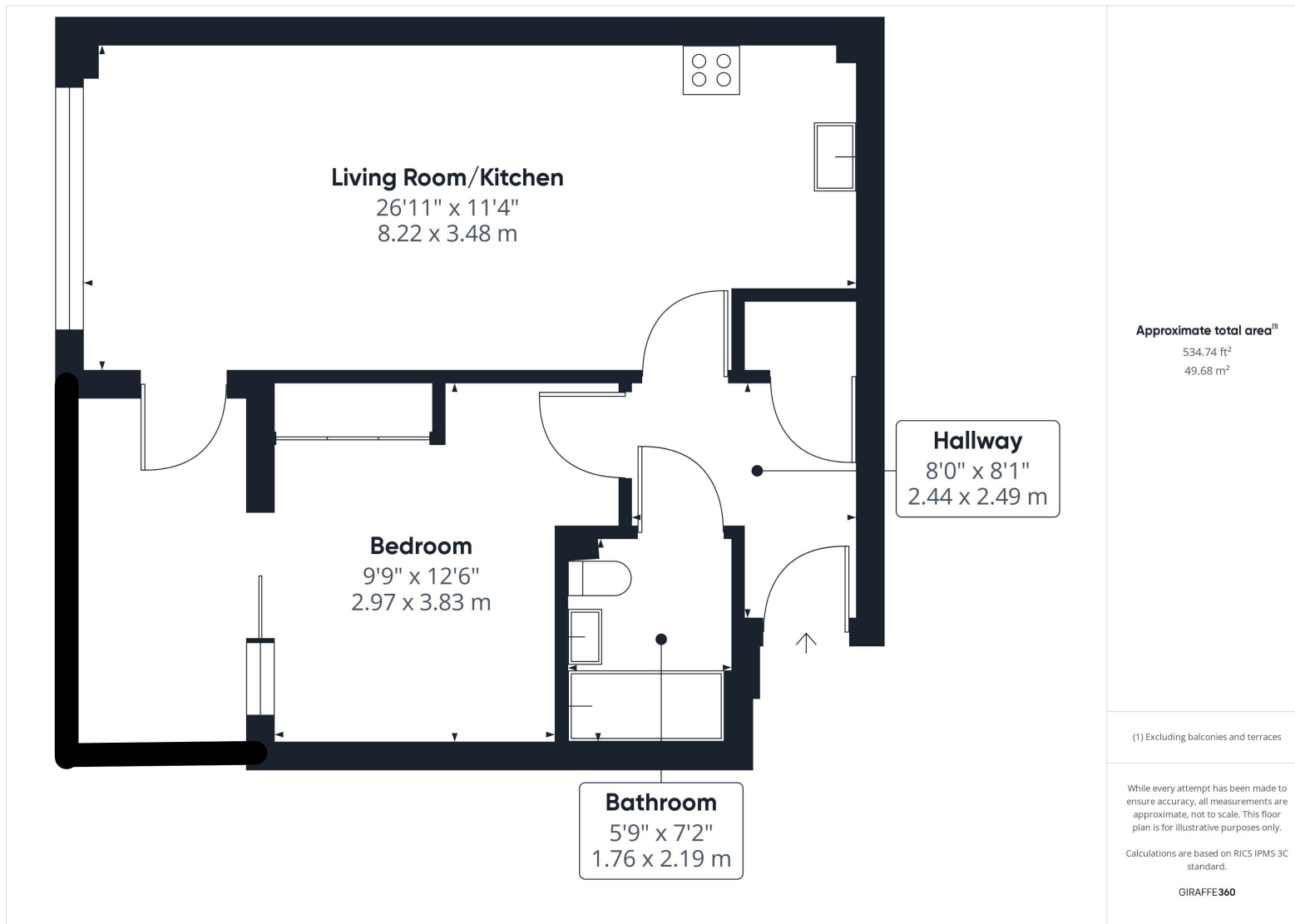
We have been advised by the vendor that the remaining lease on the property is 116 years, with a Service Charge of £1600 per annum and a £300 Ground Rent per annum.

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.

- A one bedroom apartment with balcony
- Modern and well presented throughout
- Open plan living and kitchen area
- Generous bedroom with built-in wardrobe
- Prime town centre location
- 0.7 miles, 14 mins walk to Hitchin train station (as per Google maps)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	83	83
(55-68)		
D		
(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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