



# Poppy House

Paynes Park, Hitchin,  
Hertfordshire, SG5 1EZ  
Guide Price £290,000

country  
properties

Positioned in the heart of Hitchin's vibrant town centre, this contemporary two bedroom apartment offers stylish, low maintenance living with every convenience on your doorstep. Designed with modern lifestyles in mind, the property combines bright, open spaces with quality finishes throughout.

The welcoming open plan living area is flooded with natural light, creating an inviting space for relaxing or entertaining. A sleek, modern kitchen sits neatly to one side, complete with integrated appliances and ample storage. Both bedrooms are generous doubles. The principal bedroom features fitted wardrobes, providing excellent built in storage, while the second double bedroom offers flexibility for guests, home working or additional living space. A beautifully presented, modern bathroom suite completes the accommodation. A particular highlight is the private balcony, offering a pleasant outdoor retreat ideal for morning coffee or unwinding at the end of the day.

We have been advised by the vendor that the remaining lease on the property is XX years with a Service Charge of £XXX per annum and a Ground Rent of £XXX also paid 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.

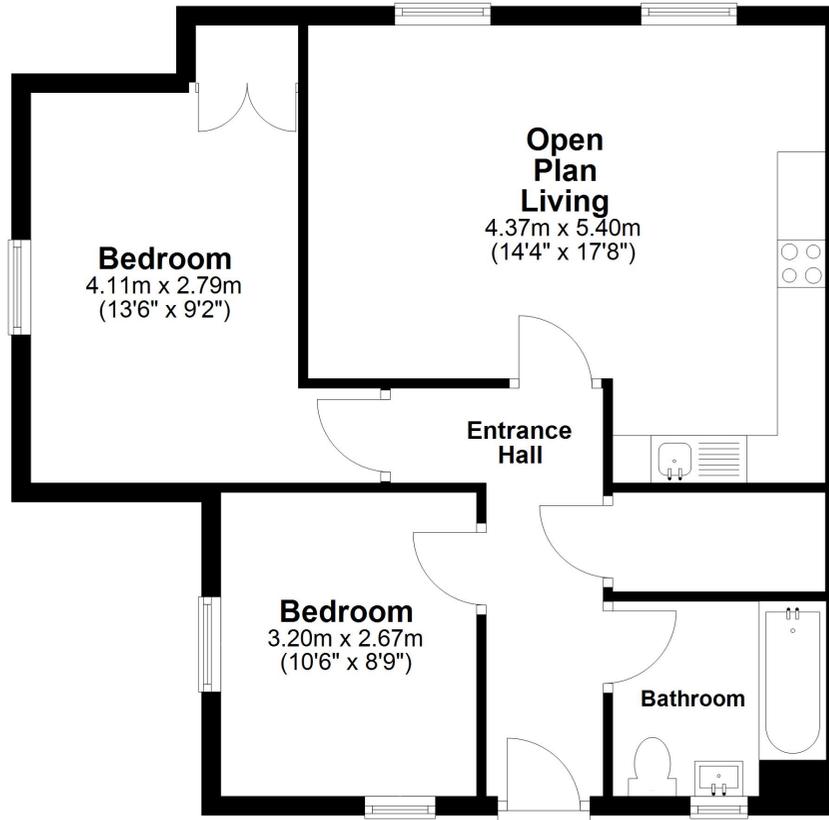
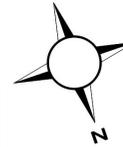
- Second floor apartment
- Two double bedrooms
- Private balcony
- Modern finish throughout
- Town centre location
- 0.1 mile, 2 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 23 mins walk to Hitchin train station (as per Google Maps)





## Second Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 59.5 sq. metres (640.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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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