

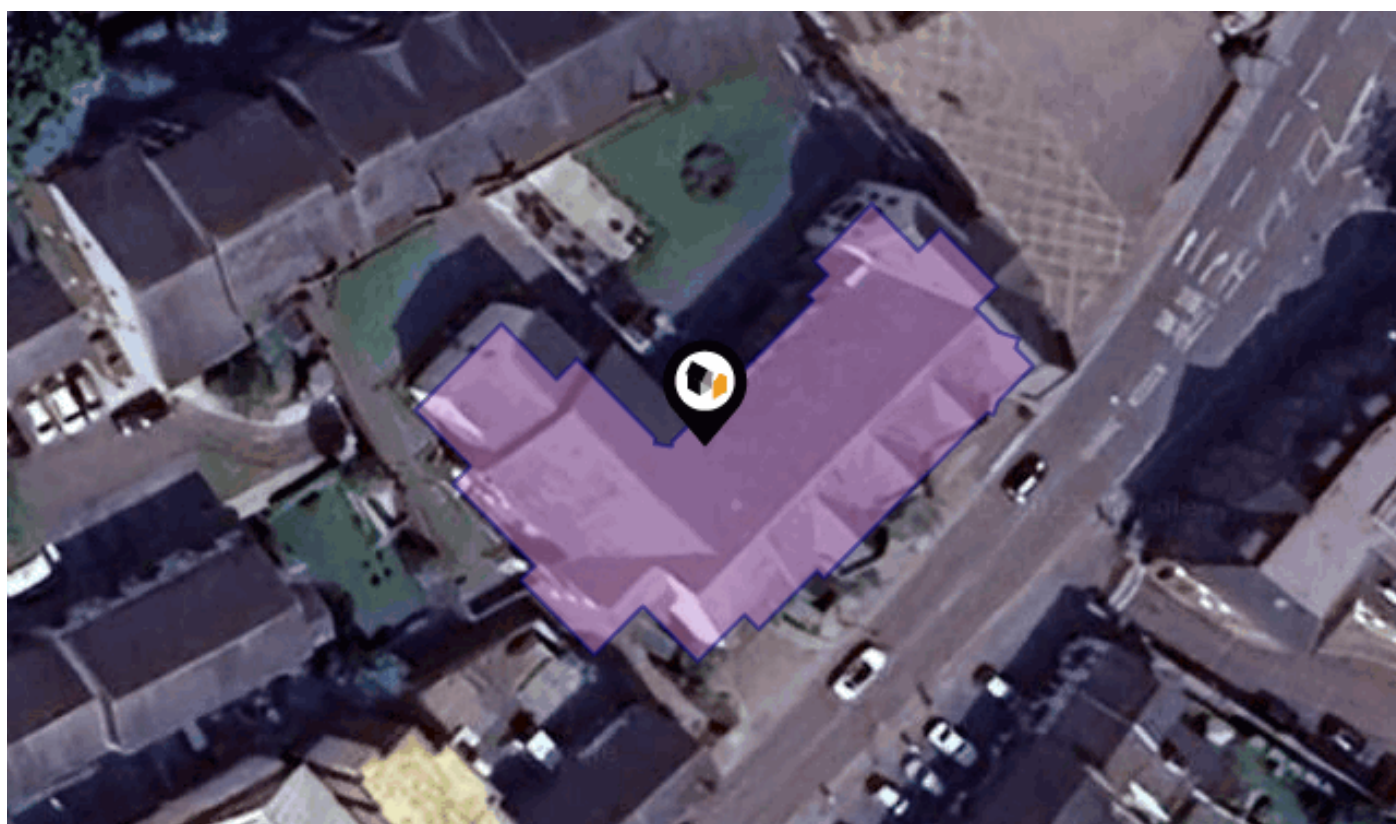


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 11th February 2025



JOHNSON PLACE, 65, WALSWORTH ROAD, HITCHIN, SG4

Price Estimate : £247,000

Country Properties

6 Brand Street Hitchin SG5 1HX

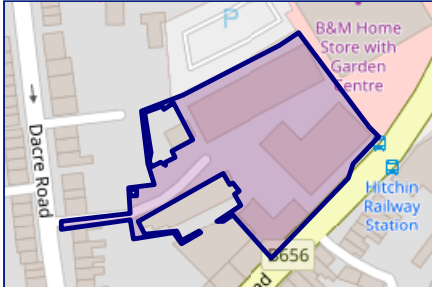
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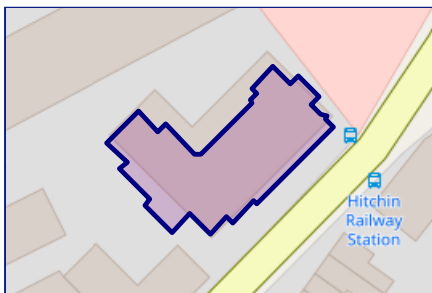


Freehold Title Plan



HD260234

Leasehold Title Plan



HD486904

Start Date: 05/10/2008
End Date: 06/10/2133
Lease Term: 125 years from 6 October 2008
Term Remaining: 108 years



Property

Type:	Flat / Maisonette	Price Estimate:	£247,000
Bedrooms:	1	Rental Estimate:	£1,150
Floor Area:	473 ft ² / 44 m ²	Yield:	5.59 %
Plot Area:	0.23 acres	Tenure:	Leasehold
Year Built :	2008	Start Date:	05/10/2008
Council Tax :	Band B	End Date:	06/10/2133
Annual Estimate:	£1,731	Lease Term:	125 years from 6 October 2008
Title Number:	HD486904	Term Remaining:	108 years

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *43 Johnson Place 65 Walsworth Road Hitchin SG4 9FJ*

Reference - 12/01369/1DOC	
Decision:	Decided
Date:	11th June 2012
Description:	Confirmation of discharge of 18 conditions for application number 06/02187/1

65 Walsworth Road, SG4

Energy rating

C

Valid until 30.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 m ²

Building Safety

Not specified

Accessibility / Adaptations

Not specified

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Not specified

Construction Type

Standrad Brick

Property Lease Information

Leasehold

Lease remaining - 109 Years

Annual Ground Rent - £600

Annual Service Charge - £1728

Building Insurance - Currently with Albanwise - Approx £240 per annum

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - OCTOPUS

Gas Supply

NO GAS

Central Heating

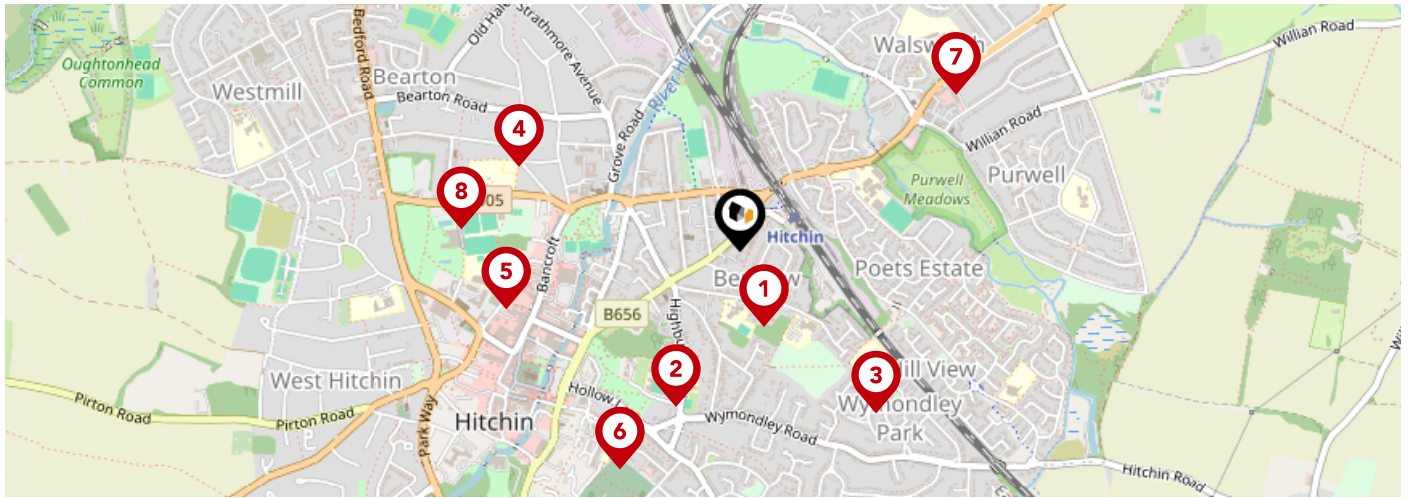
YES - CENTRAL ELECTRIC

Water Supply

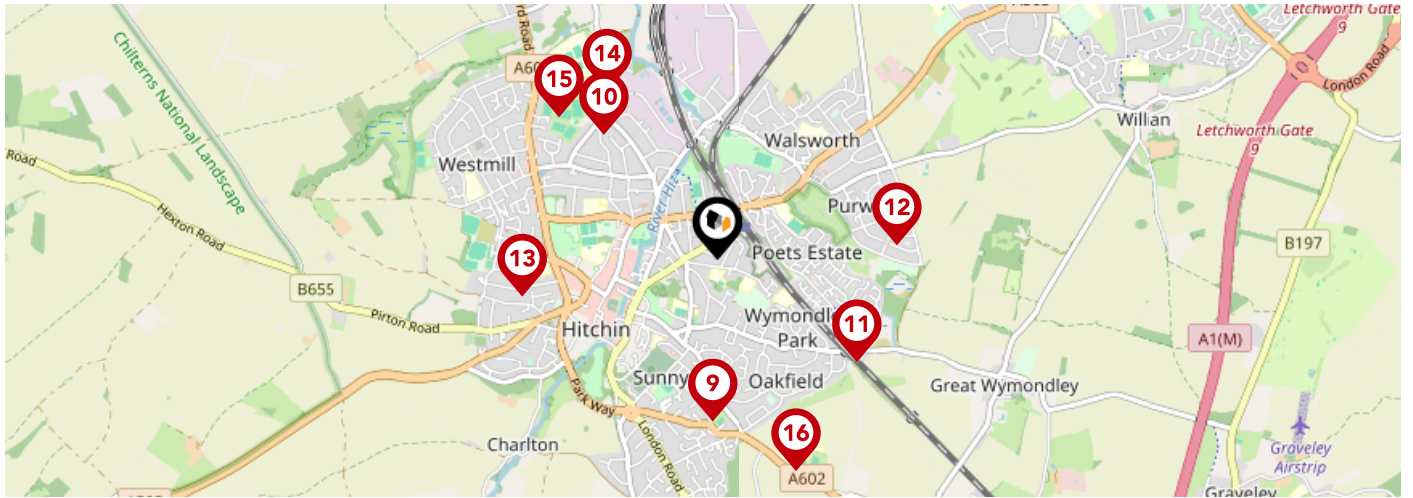
YES - AFFINITY WATER

Drainage

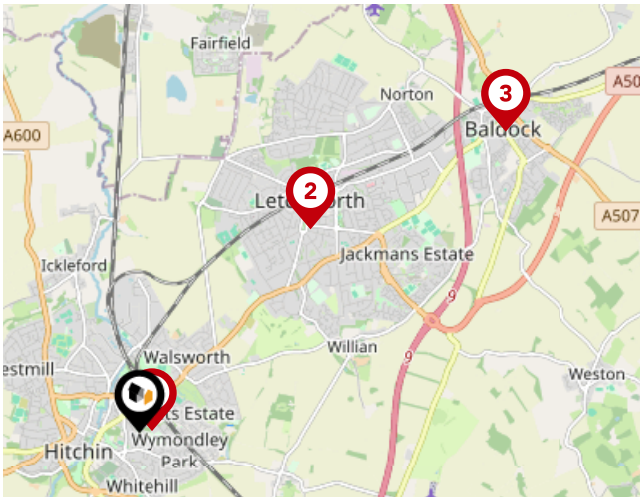
YES - MAINS



	Nursery	Primary	Secondary	College	Private
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

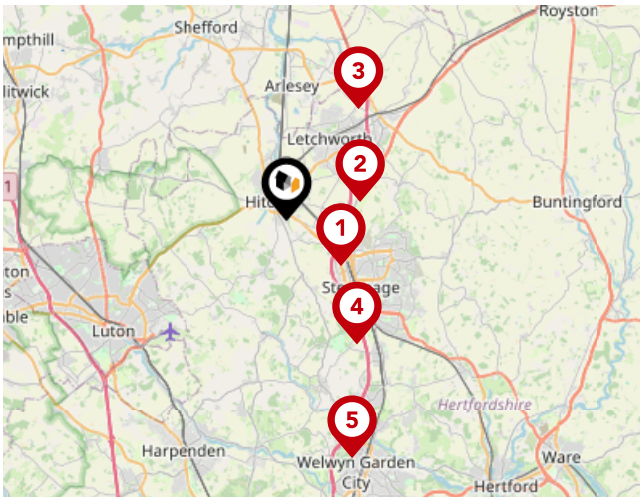


		Nursery	Primary	Secondary	College	Private
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



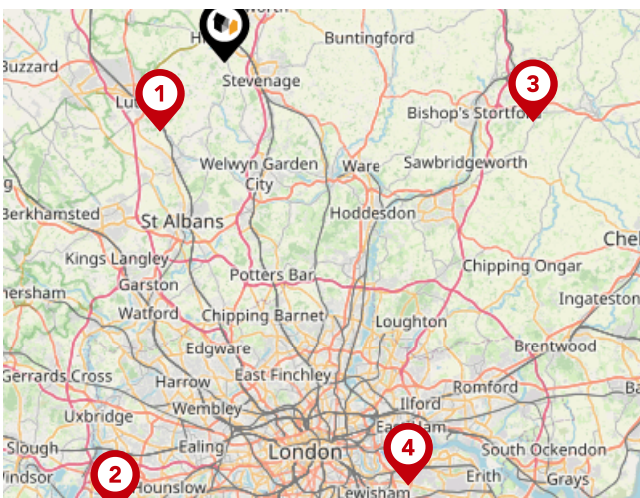
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.11 miles
2	Letchworth Rail Station	2.43 miles
3	Baldock Rail Station	4.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.59 miles
2	A1(M) J9	2.74 miles
3	A1(M) J10	4.85 miles
4	A1(M) J7	5.19 miles
5	A1(M) J6	9 miles

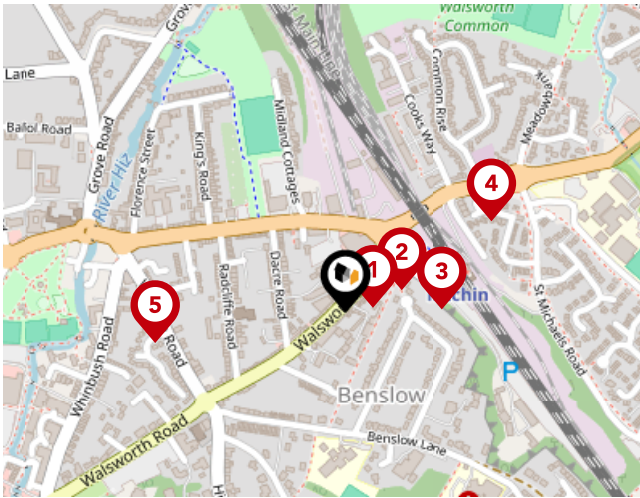


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.9 miles
2	Heathrow Airport	34.06 miles
3	Stansted Airport	22.97 miles
4	Silvertown	33.92 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hitchin Railway Station	0.03 miles
2	Hitchin Railway Station	0.07 miles
3	Hitchin Railway Station	0.11 miles
4	North Herts College	0.2 miles
5	Convent Close	0.22 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

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Valuation Office
Agency



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