



Wedgewood Road, Hitchin Guide Price Range £160,000 - £180,000

GUIDE PRICE £160k to £180k. No onward chain – smoother, quicker move and First Time Buyers pay no stamp duty, keeping upfront costs down | Tenant in situ for investors – income from day one, strong yield and no void period | Light, easy-to-furnish living space – room for a sofa, dining setup or workspace without feeling crowded Practical kitchen layout – everything within reach, with a window that brings in natural light while you cook | Separate bedroom – a calm place to sleep rather than living in one open room | Full bathroom with shower over bath – quick morning getaways or evening resets after long days | Second-floor position – added privacy and a quieter feel away from ground-floor noise | Residents' parking at the rear – no circling for a space when you get home | Low-running costs – a manageable, affordable step onto the ladder for first-time buyers | Walking distance to Hitchin town and station – cafés, independents and fast commuter links



GUIDE PRICE £160k to £180k. If you're looking for your own space without the stress of big-house upkeep, this second-floor apartment offers an easy, affordable base in a well-connected part of Hitchin - close enough to the town and station to keep life simple, yet tucked into a quiet residential pocket when you need to switch off.

Evenings feel easy in the living room, with natural light from its elevated position and enough space for a sofa, a compact dining setup or a desk. It's a room that's simple to furnish and even simpler to make your own - ideal if you're starting out and want a home that feels welcoming from day one.

Cooking stays practical in a kitchen where everything's within reach - sensible storage, space for appliances and a window that catches the morning sun. Whether it's quick midweek meals or saving money with batch-cooking, it's a layout that works without wasting space.

When it's time to relax and recharge your batteries, the bedroom gives you a calm, separate place to sleep rather than living on top of your living space. It's an easy-to-furnish room suited to someone starting out, working locally or wanting a home that stays manageable and uncluttered.

A full-sized bath with a shower over it is ideal for quick get-up-and-go mornings or long evening resets depending on the day.

And with residents' parking tucked behind the building, coming home late or heading out early stays straightforward - no fitting for a parking space.

For first-time buyers or anyone wanting a home that's low-maintenance, well-located and simple to run, this apartment makes sense - affordable, practical and ready to personalise.



And if you're an investor, it's refreshingly straightforward. A reliable tenant is already in place, meaning income from day one with no marketing gap or onboarding hassle. The yield sits comfortably above 6%, Hitchin rental demand stays strong, and the low-maintenance layout keeps ongoing costs under control - a plug-in, low-effort investment where the numbers stack without the headache.

Hitchin Lifestyle – Hitchin has that rare blend of character and convenience that keeps people rooted here. From Wedgewood Court, you can walk into town for independent cafés, restaurants, evening drinks or the weekend market, yet the development itself feels calm and residential - ideal if you want easy access without giving up your downtime.

Commuting stays simple with the station within walking distance - London, Cambridge and Stevenage become everyday options rather than stressful ones. And when you want some fresh air instead of traffic, green spaces at the edge of town and tree-lined footpaths are within easy reach.

Whether you're buying your first home or investing, this part of Hitchin consistently attracts people who want lifestyle, community and connection - all wrapped up in a place that's easy to live in and even easier to get around.

| ADDITIONAL INFORMATION

Council Tax Band - A - £1,397.40 P.A.

EPC Rating - C

Leasehold - 97 years remaining

Service Charge - £1,050.00 P.A. (includes water rates).

Ground Rent - £250 P.A.

Electric heating

| SECOND FLOOR

Living Room: Approx 14' 1" x 8' 8" (4.29m x 2.64m)

Kitchen: Approx 6' 10" x 7' 9" (2.08m x 2.36m)

Bedroom: Approx 6' 9" x 7' 9" (2.06m x 2.36m)

Bathroom: Approx 7' 9" x 5' 6" (2.36m x 1.68m)

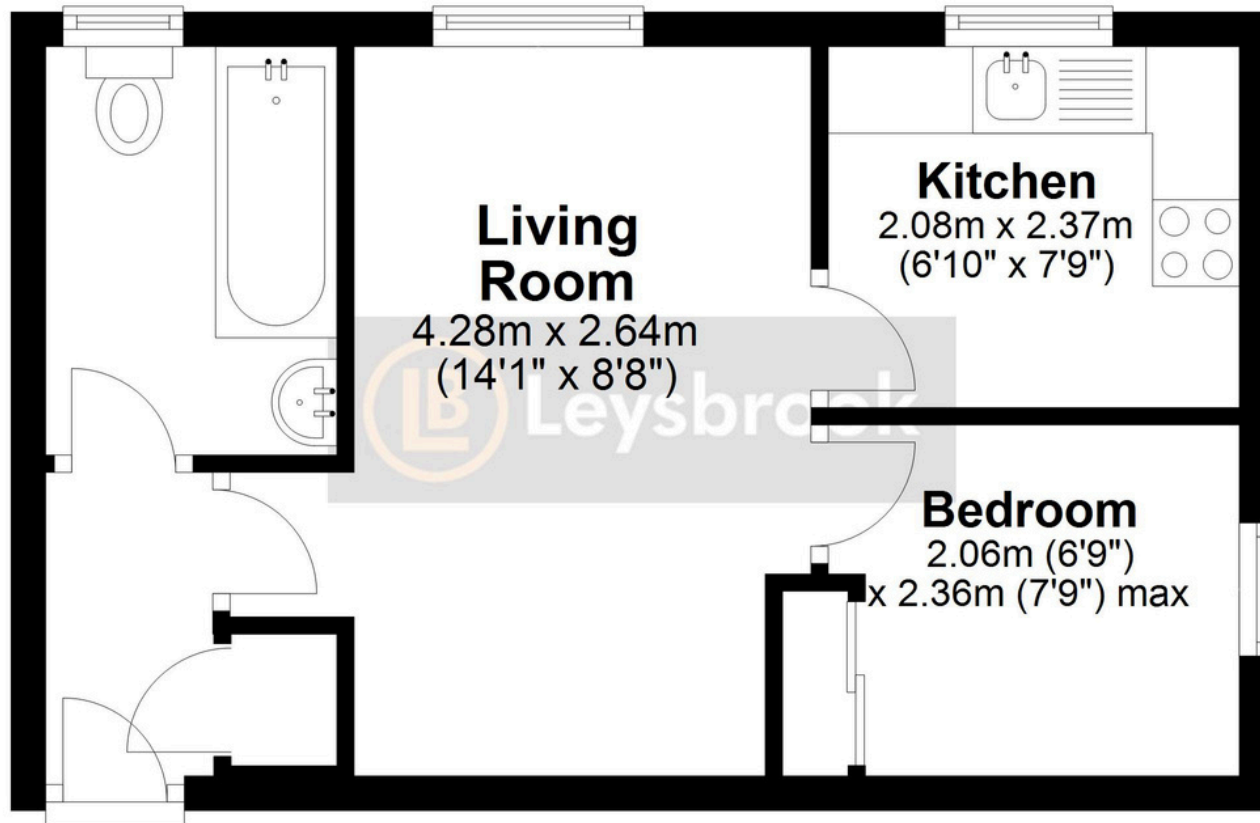
| OUTSIDE

Off road parking



Second Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 32.7 sq. metres (352.5 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

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Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(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	