



Latchmore Court

Brand Street, Hitchin,
Hertfordshire, SG5 1HX
Guide Price £495,000

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A stunning and spacious two bedroom penthouse apartment within the heart of Hitchin town centre benefiting from allocated parking and South facing balcony.

Accommodation comprises beautiful open plan living accommodation with space for lounge, dining area and modern fitted kitchen with breakfast bar and fitted appliances. This space has bi-fold doors accessing the South-facing balcony stretching across the length of the apartment. From the large entrance hallway is access to a storage cupboard, two double bedrooms and main modern bathroom suite. The primary bedroom includes an ensuite shower room.

To the rear is secure parking for one vehicle.

We have been informed by the vendor that the remaining lease on the property is 118 years. With a Ground Rent of approx. £350 per annum and a Service Charge of approx. £3000 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.

- Stunning penthouse apartment
- Heart of Hitchin town centre
- Secure allocated parking
- South-facing balcony
- High specification throughout
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)








Approximate Gross Internal Area = 102.2 sq m / 1,100 sq ft



 = Reduced headroom below 1.5m / 5'0

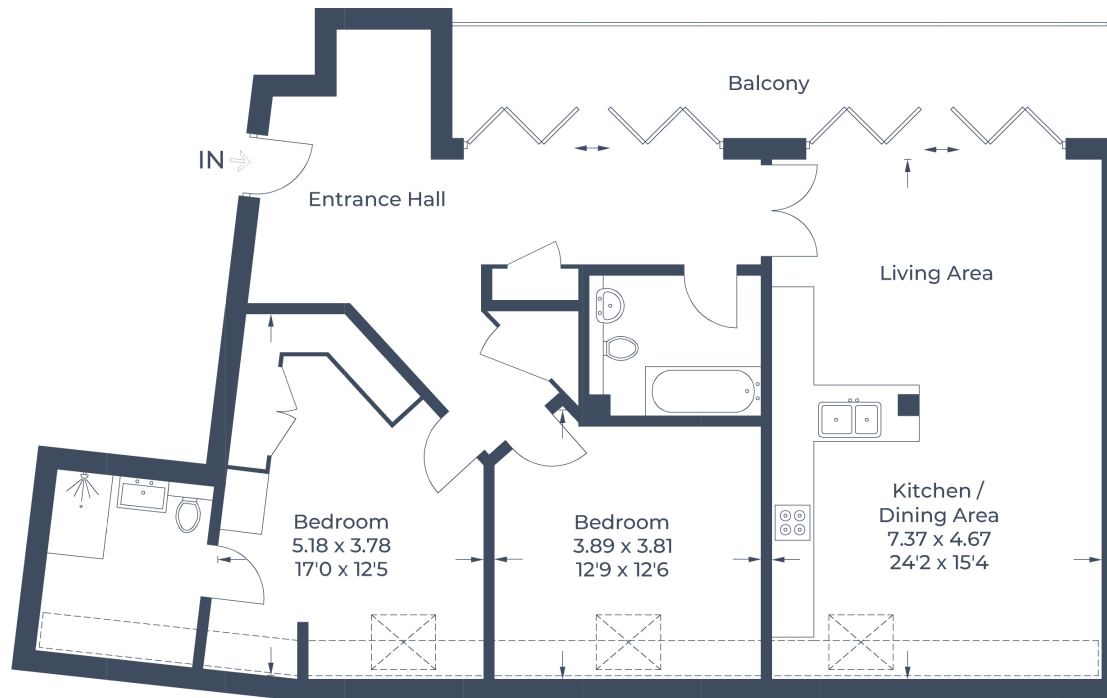


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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