



Green Lane Court

Hitchin,
Hertfordshire, SG4 0BT
Guide Price £220,000

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Green Lane Court is a lovely run of maisonettes located off of Woolgrove Road near the main line train station and local amenities.

This particular property is located on the ground floor. There is an entrance hall that leads through to the open kitchen and living area. This room is of a generous proportion with a large window at the front allowing plenty of light to come through. The kitchen is practical with a range of units, cupboards and work surfaces. There is an inner lobby with a large storage cupboard and airing cupboard. To the rear of the property is a good size bedroom and a three piece family bathroom suite.

Outside there is a lovely communal garden which is well attended too and offers an array of shrubs and seasonal flowers. Whilst there is parking bay at the front of the property there is also a private garage at the rear.

We have been advised by the current owners that the lease on the property has 947 years remaining and the service charge is £250 per annum. The residents have set up there own management company that look after the development.

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 ground floor maisonette
- Open plan living room and kitchen
- Garage en bloc & parking
- Low service charge, no ground rent and long lease
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 27 min walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 38.9 sq m / 419 sq ft
 Garage = 9.3 sq m / 100 sq ft
 Total = 48.2 sq m / 519 sq ft

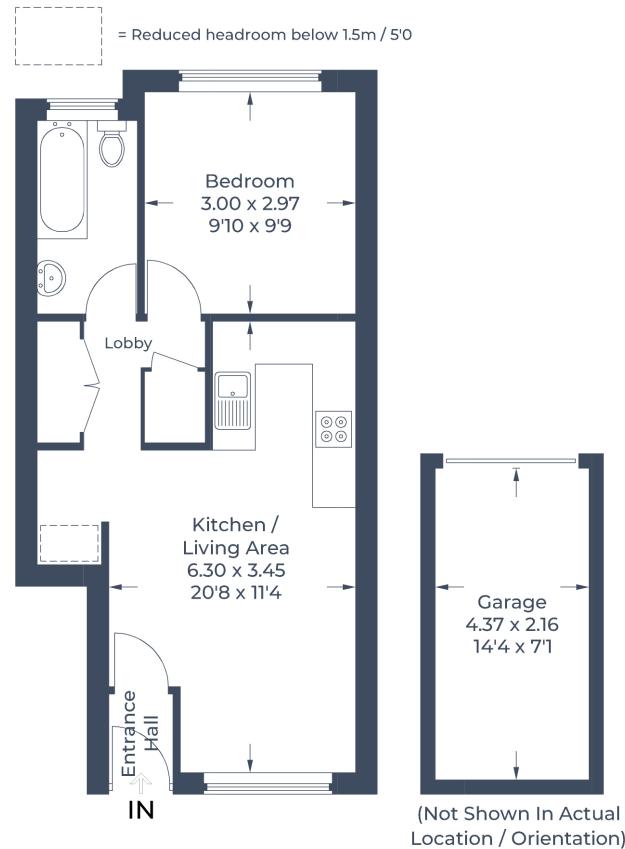


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		54
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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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