



Cadwell Green

Cadwell Lane, Hitchin,
Hertfordshire, SG4 0AE
Guide price £250,000

COUNTRY PROPERTIES
PART OF HUNTERS

This superb two bedroom purpose built apartment forms part of Cadwell Green, a modern development of apartments that overlook the playing fields on Cadwell Lane in Hitchin.

The property offers modern and spacious accommodation throughout. The development commences with a communal entrance hall, accessed by a security door and stairway leading to all floors. The apartment is located on the first floor where the hallway offers a storage cupboard housing the water tank. The open plan kitchen living room is generous in size with a large window at the living end. The kitchen offers a range of fitted appliances and ample space for a dining table. The principal double bedroom is of a good size and offers an ensuite shower room. The second bedroom is again of good size and the accommodation is completed with the bathroom that offers a three piece suite. Outside there is ample parking with an allocated space for this property.

We have been advised by the vendor that the remaining lease on the property is 82 years with a service charge of £840 per annum and a ground rent of £350 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.

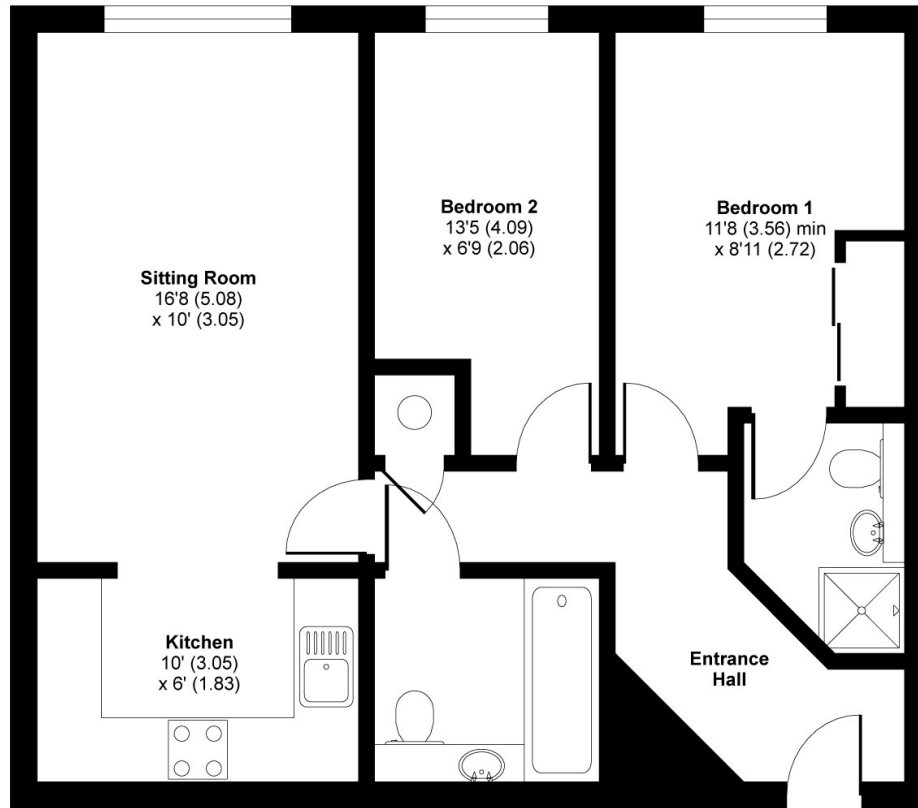
- One bedroom first floor apartment
- Modern open plan kitchen/living area
- Principal bedroom with ensuite
- Underfloor heating throughout
- Allocated & visitor parking
- 1.1 mile, 21 mins walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN





Cadwell Green, Cadwell Lane, Hitchin, SG4

APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT 58.5 SQ METRES.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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