



# Elderflower House

Whinbush Road, Hitchin,  
Hertfordshire, SG5 1QF  
**Guide Price £280,000**

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properties



This centrally located modern two bedroom, two bathroom apartment in Hitchin offers practical, well designed accommodation close to the town centre and within walking distance of the station.

The apartment features a bright open-plan living and kitchen area with large windows providing natural light and views of the surrounding area. Neutral finishes and contemporary flooring contribute to a clean, modern feel throughout. The kitchen is equipped with integrated appliances, has ample storage with space for a dining table nearby. There are two double bedrooms, with the principal bedroom benefitting from an en suite bathroom. A second bathroom serves the remaining bedroom and guests and is fitted with a walk-in shower and modern fixtures.

The property also benefits a secure intercom entry system and allocated parking along with communal gardens. It is well positioned close to transport links, shops, cafés, parks, and other local amenities, making it suitable for both commuting and everyday living.

We have been advised by the vendor that the remaining lease on the property is – 100 years from 2006 with a Ground Rent of £398.56 per annum and a Service Charge of £1,612.66 also paid per annum.

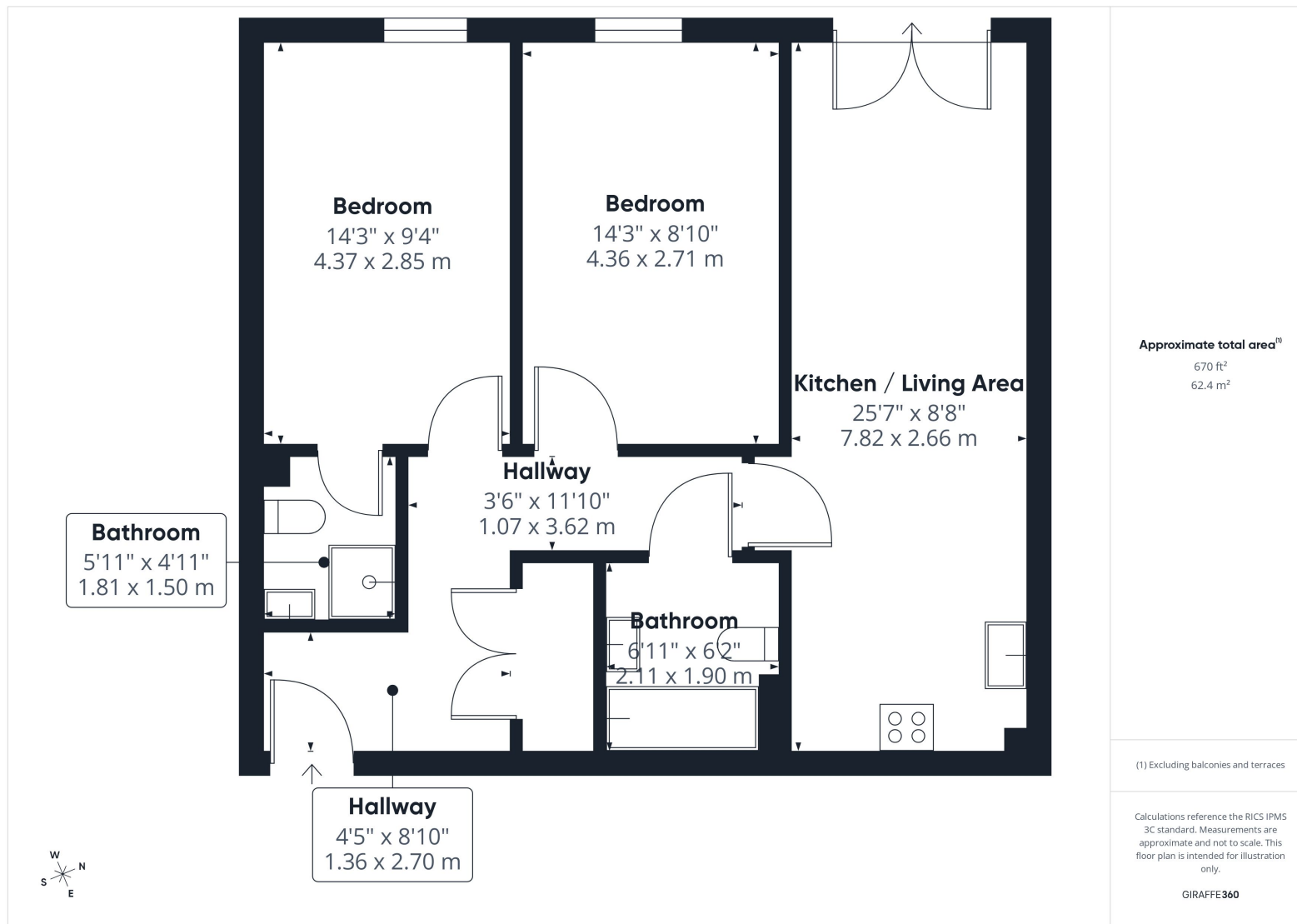
- Modern two bedroom apartment
- Centrally located close to local shops and amenities
- Principal bedroom with en suite
- Modern open plan kitchen/living area
- Allocated parking and communal gardens
- Secure entry system
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google Maps)
- 0.6 miles, 12 min walk to Hitchin train station (as per Google Maps)











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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