



# Drovers Way

Pirton, Hitchin,  
Hertfordshire, SG5 3EQ  
Shared Ownership £115,000

country  
properties



Offered to the market with the option of 50% shared ownership and up to 80% share available is this immaculate one bedroom first floor apartment.

The property benefits from entrance hall, living room with Juliet balcony, modern fitted kitchen, double bedroom and bathroom with W.C, wash hand basin and bath with shower attachment. Outside is allocated parking and external store for residents. The property benefits from gas central heating.

Lease details: We have been advised that the remaining lease on the property is: 123 years (as advised by the vendor)

Shared ownership rent is approx. £268.23 per month (as advised by the vendor)

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £179.24 (Estate charge Included in service charge)

Buildings insurance £10.14, Management fee £12.48, Reserve fund payment £0.00

Total monthly payment excluding rent is £201.86 (all charges confirmed by B3 Housing association)

Pirton is steeped in history dating back to Saxon times and lies at the eastern end of the Chiltern Hills. The village is some five miles west of the lovely market town of Hitchin and just 8 miles from the A1(M), south to London and to major cities of the north in the opposite direction.

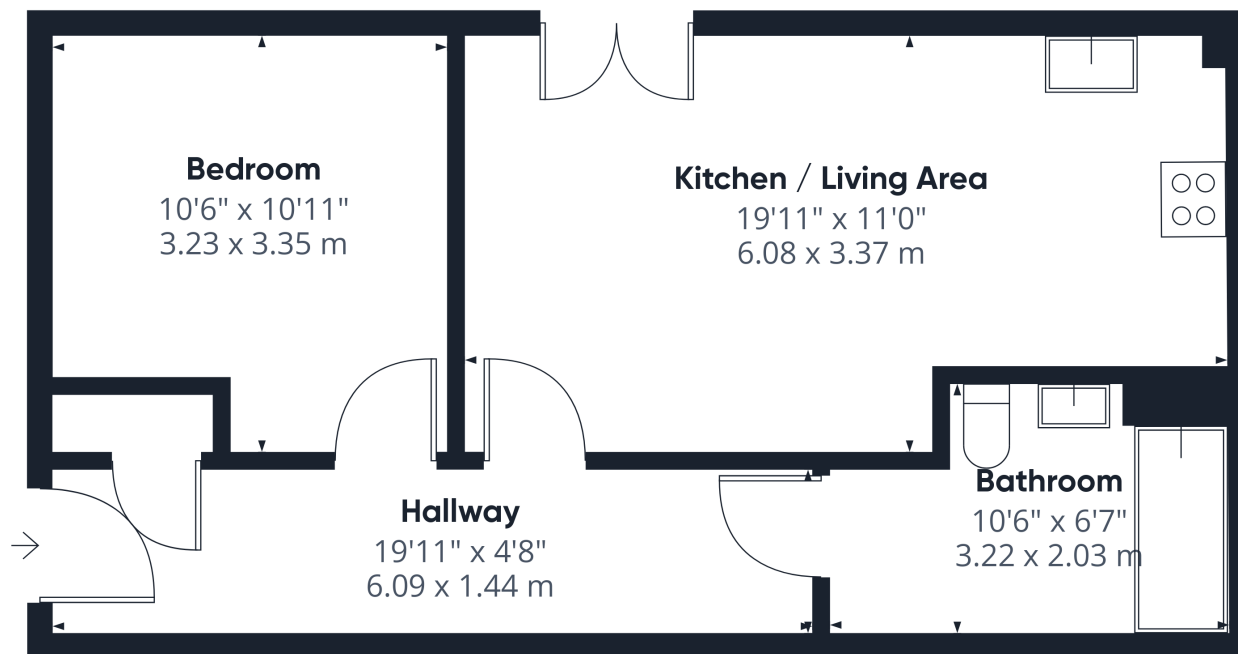
- One bedroom apartment
- 50% shared ownership with up to 80% share available
- Living room with Juliet balcony
- Located in the highly desirable village of Pirton
- 5.4 miles, 14 mins drive to Hitchin Train Station (as per Google Maps)
- 4.0 miles, 9 mins drive to Hitchin Town Centre (as per Google Maps)











Approximate total area<sup>(1)</sup>

478.03 ft<sup>2</sup>

44.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>83</b> <b>83</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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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