





**Description**

**\*\*Attention Investors Long Lease\*\***



Own Homes welcome to the market this extremely well presented two bedroom maisonette situated in Hitchin. The accommodation comprises of entrance hall, modern fitted kitchen with a range of wall and base units, generous size lounge, two bedrooms and family bathroom. The bathroom comprises of low level WC, wash hand basin and panelled enclosed bath.

A particular benefit with this maisonette is the extended lease with over 160 years remaining and no annual ground rent.

Ninesprings Way is located close to Hitchin Town Centre and is walking distance to the Train Station. An internal viewing is highly recommended.



**Accommodation**

**Entrance Hall**

**Lounge**

13' 9" x 12' 6" (4.19m x 3.81m)

**Kitchen**

13' 5" x 6' 8" (4.09m x 2.03m)

**Bedroom One**

13' 9" x 10' 3" (4.19m x 3.12m)

**Bedroom Two**

13' 6" x 7' 10" (4.11m x 2.39m)



**Bathroom**

7' 7" x 5' 8" (2.31m x 1.73m)

**Lease & Charges**

rent currently being achieved - 750pcm

over 160 years lease

no ground rent / service

building ins £350 per annum

