



# The Avenue

Hitchin,  
Hertfordshire, SG4 9RJ  
Guide Price £270,000

country  
properties

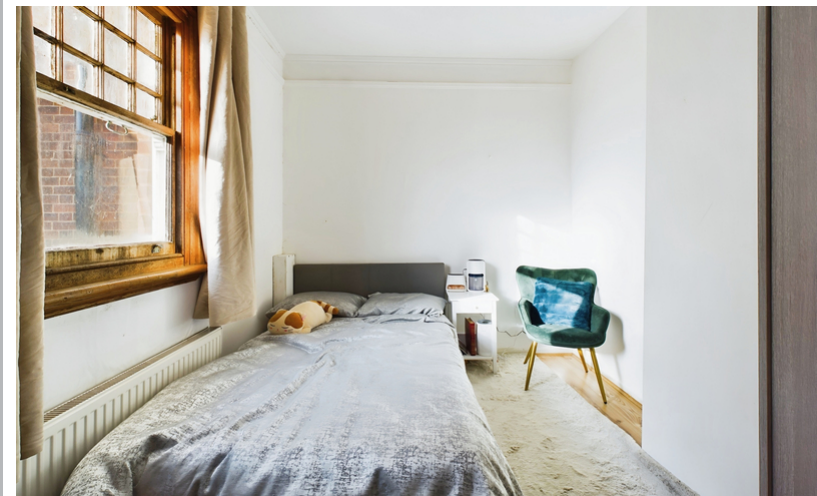
Located in one of the most prestigious roads in Hitchin is this wonderful one bedroom property that forms part of a former property conversion.

The property benefits from a communal entrance way which leads through to the property itself. The entrance hall leads through to the main living room with dual aspect windows, one of which is a beautiful bay window, this in turn leads through to the modern fitted kitchen. There is an internal hallway that leads through to the bedroom and three piece bathroom suite. The property is set within communal gardens. There is parking in the form of permit parking, further information available for North Herts District Council.

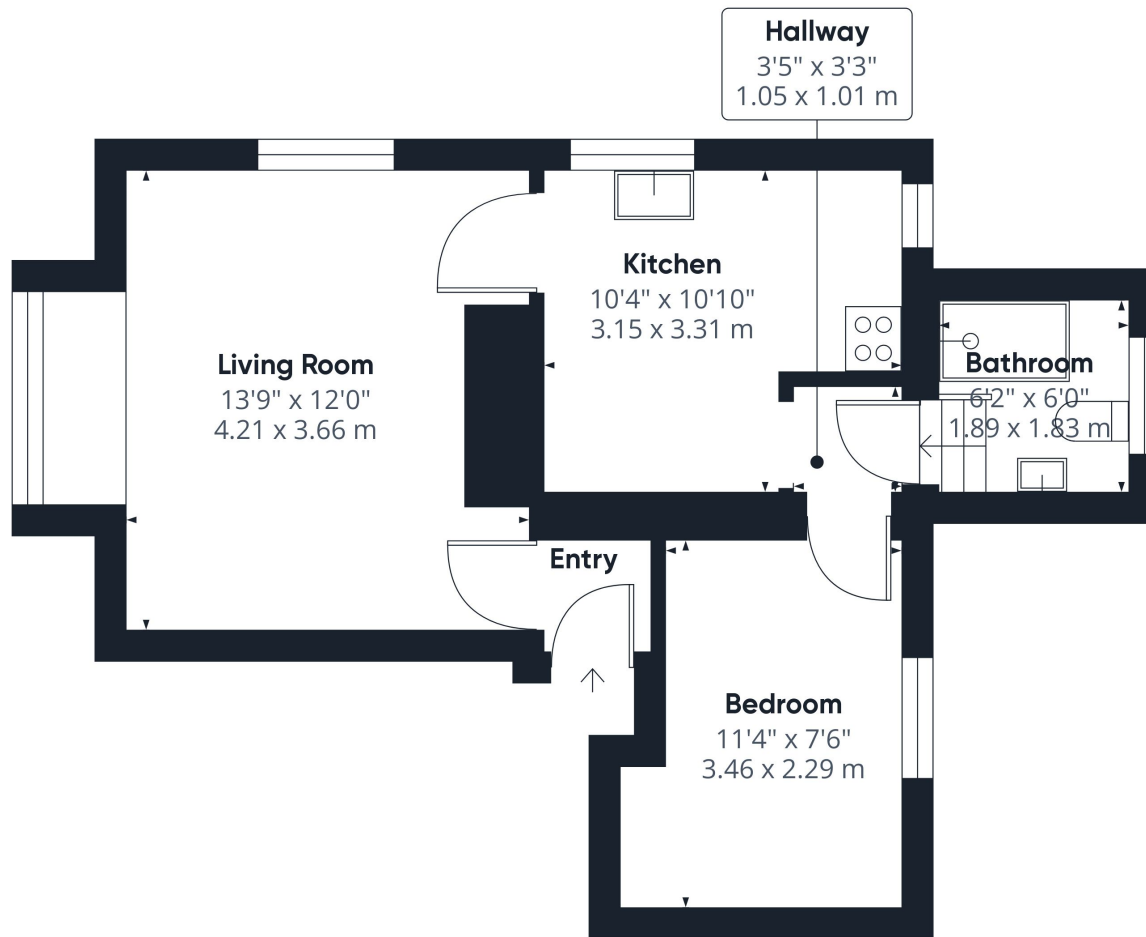
We have been advised by the vendor that the remaining lease on the property is 116 years with a ground rent of £200 per annum.

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 apartment
- sought after location
- Modern kitchen & bathroom
- Bathroom with shower over bath
- 0.5 miles, 10 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 11 mins walk to Hitchin town centre (as per Google Maps)







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

407.84 ft<sup>2</sup>

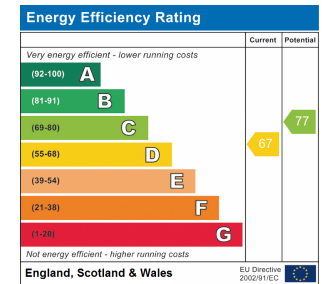
37.89 m<sup>2</sup>

(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.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

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