



# Austin House

Queen Street, . HITCHIN,  
Hertfordshire, SG5 2DE

**Guide Price £250,000**

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A UNIQUE DEVELOPMENT OF JUST 8 LUXURY APARTMENTS IN THE TOWN CENTRE OF HITCHIN.

Austin House is a brand new development of 8 high quality 1 and 2 bedroom apartments. Located in the heart of the town centre, the apartments have been finished to the highest standard to include kitchen Bosch appliances, Van Gogh Karndean flooring and the top two apartments benefitting from solar panels

The development consists of three 1 bedroom apartments and five 2 bedroom apartments, each with a 10 year Build Zone warranty, Fibre BT/Sky ready, electric heating with WiFi radiators. The 2 bedroom apartments also come with their own parking space.

This one bedroom apartment is located on the second floor which is accessed by both stairs and a lift. The entrance hall offers a storage cupboard and provides access to the main living areas. The generous living room offers a large picture window and is open through to the well fitted kitchen. There is a good size double bedroom and three piece bathroom suite.

#### Lease details

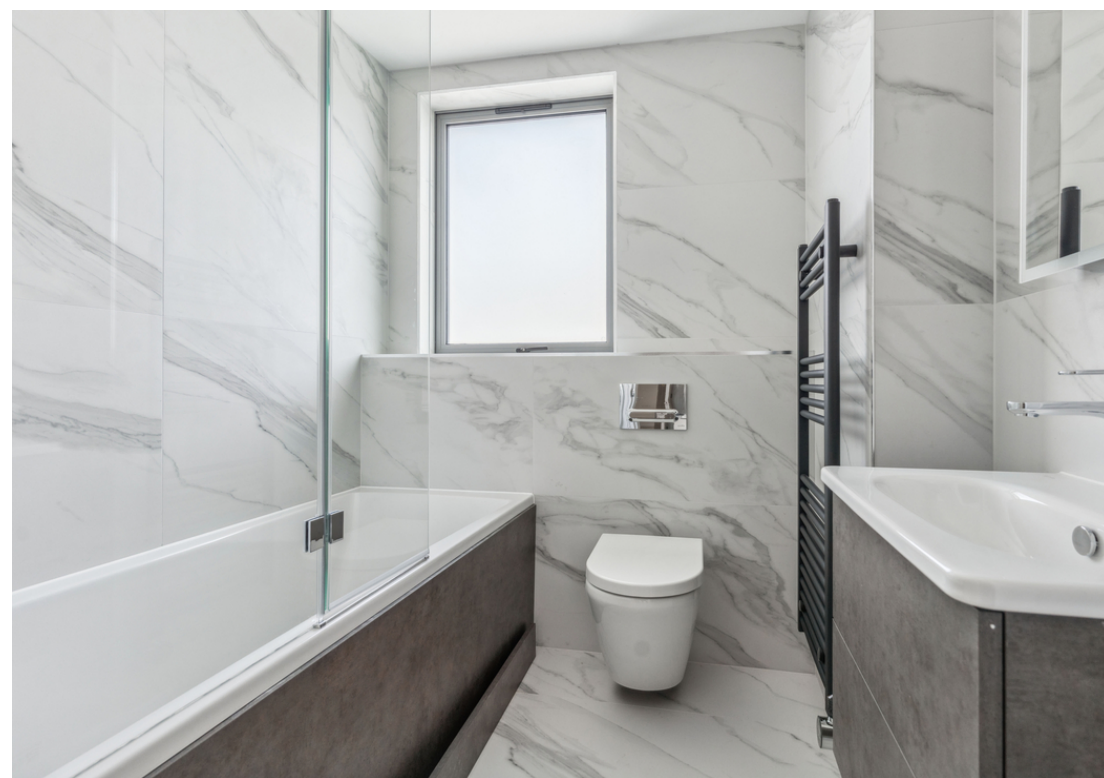
Lease: 999 years

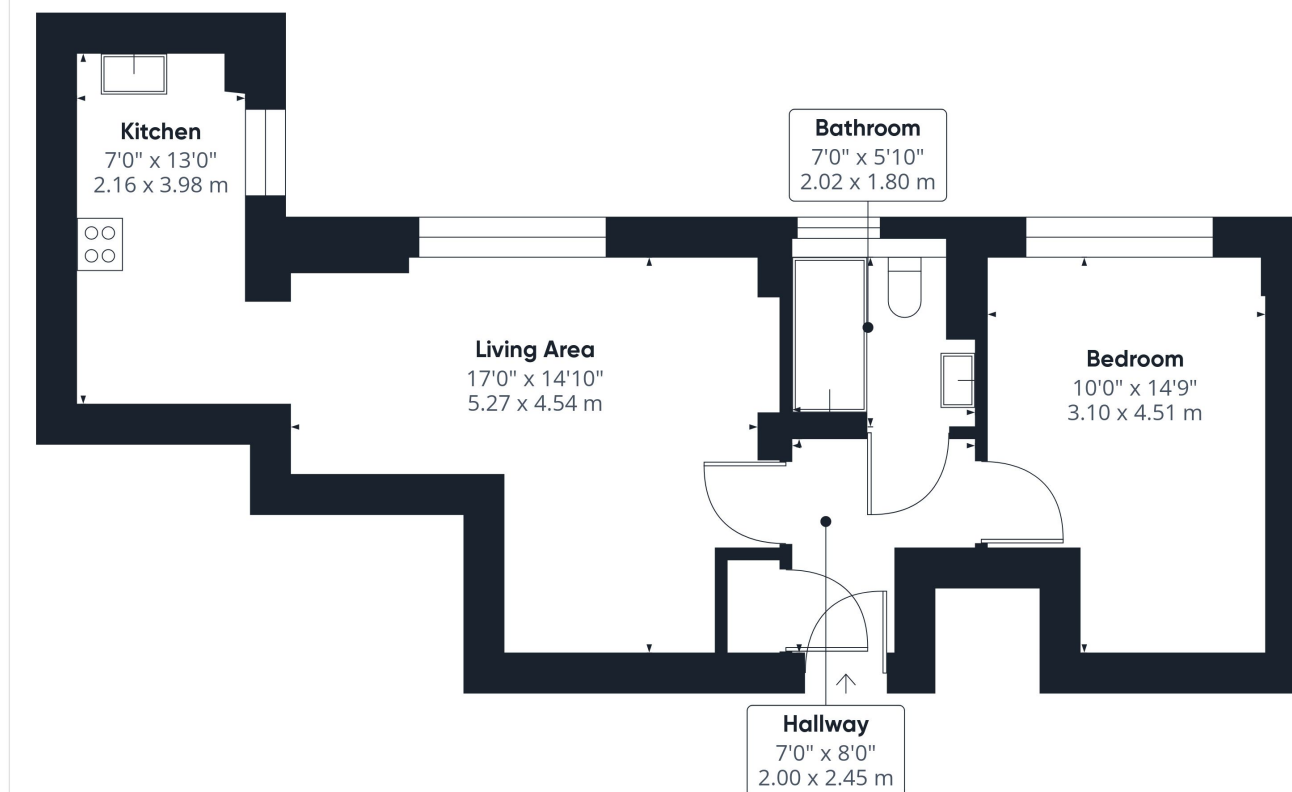
Service charge: £1,500 per annum

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.

- Brand new 1 and 2 bedroom apartments
- Bosch kitchen appliances
- Parking available with two bedroom apartments
- Town centre development
- 10 year warranty
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google maps)







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

534.54 ft<sup>2</sup>  
49.66 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.

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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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