

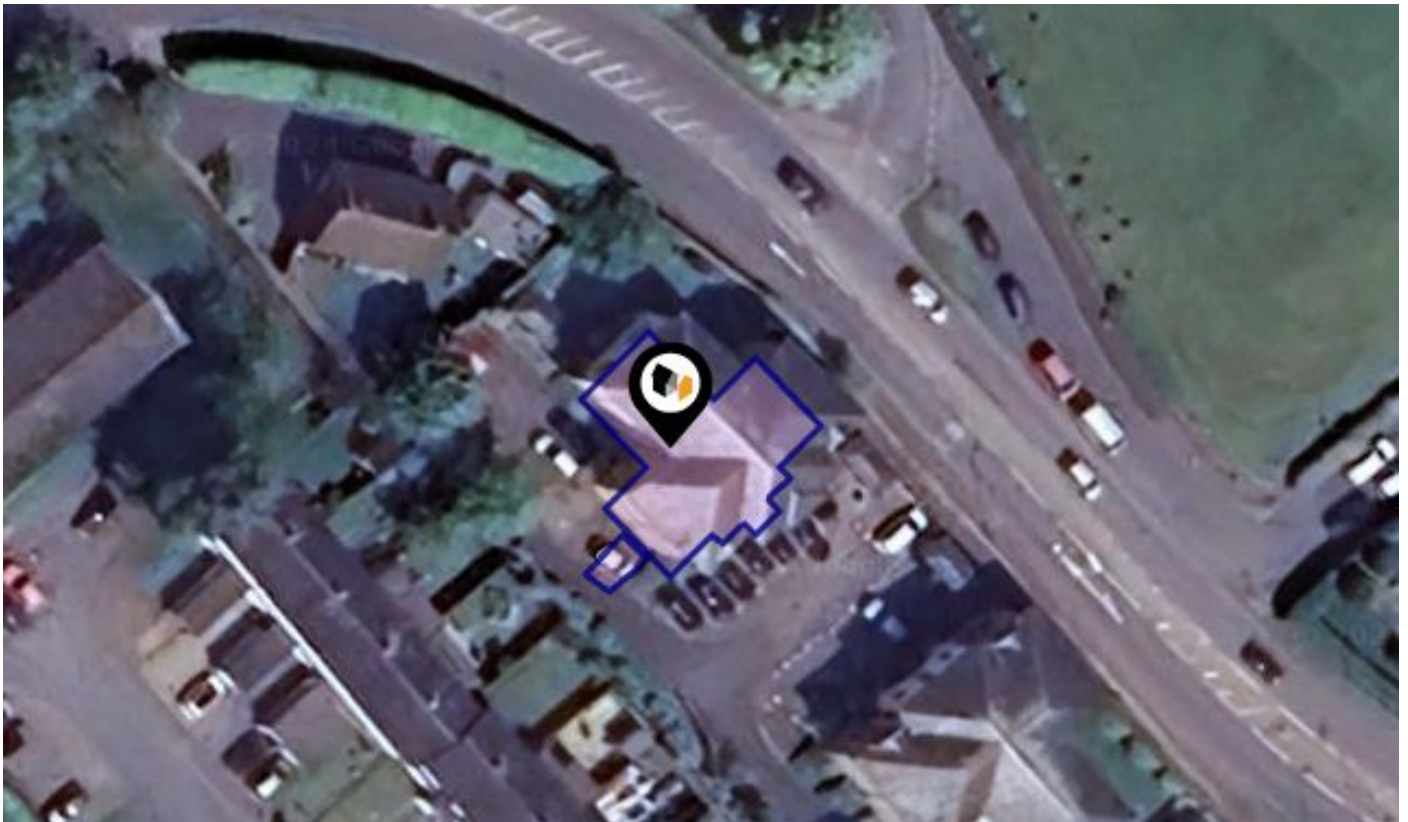


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MIR: Material Info

The Material Information Affecting this Property

Thursday 09th January 2025



STEVENAGE ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

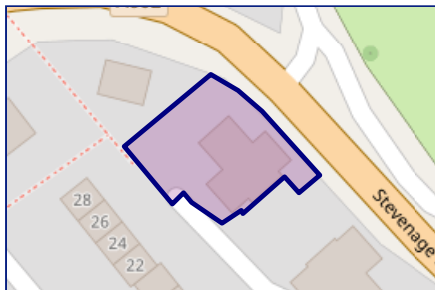
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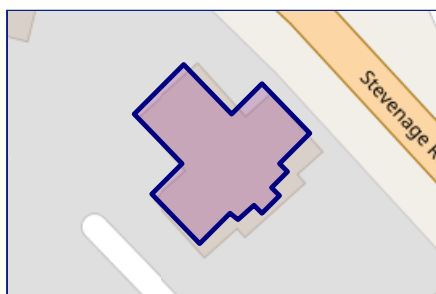


Freehold Title Plan



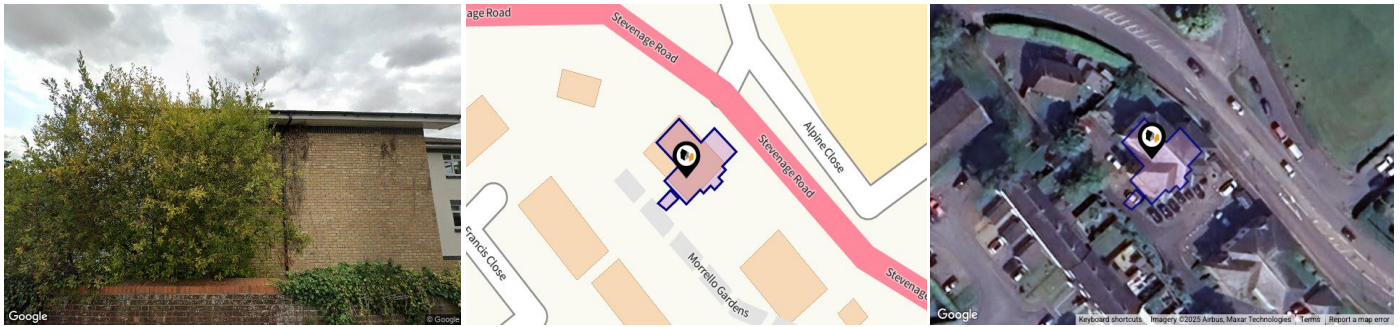
HD414294

Leasehold Title Plan



HD415132

Start Date: 12/12/2002
End Date: 01/01/2127
Lease Term: 125 years from 1 January 2002
Term Remaining: 102 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	12/12/2002
Floor Area:	592 ft ² / 55 m ²	End Date:	01/01/2127
Plot Area:	0.05 acres	Lease Term:	125 years from 1 January 2002
Year Built :	2002	Term Remaining:	102 years
Council Tax :	Band B		
Annual Estimate:	£1,731		
Title Number:	HD415132		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	40 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

C

Valid until 06.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Top-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	55 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Lease remaining 102 years

Service charge £1,624.92 plus additional charges for repairs to roof and common areas

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - British Gas

Gas Supply

Yes - British

Central Heating

Yes

Water Supply

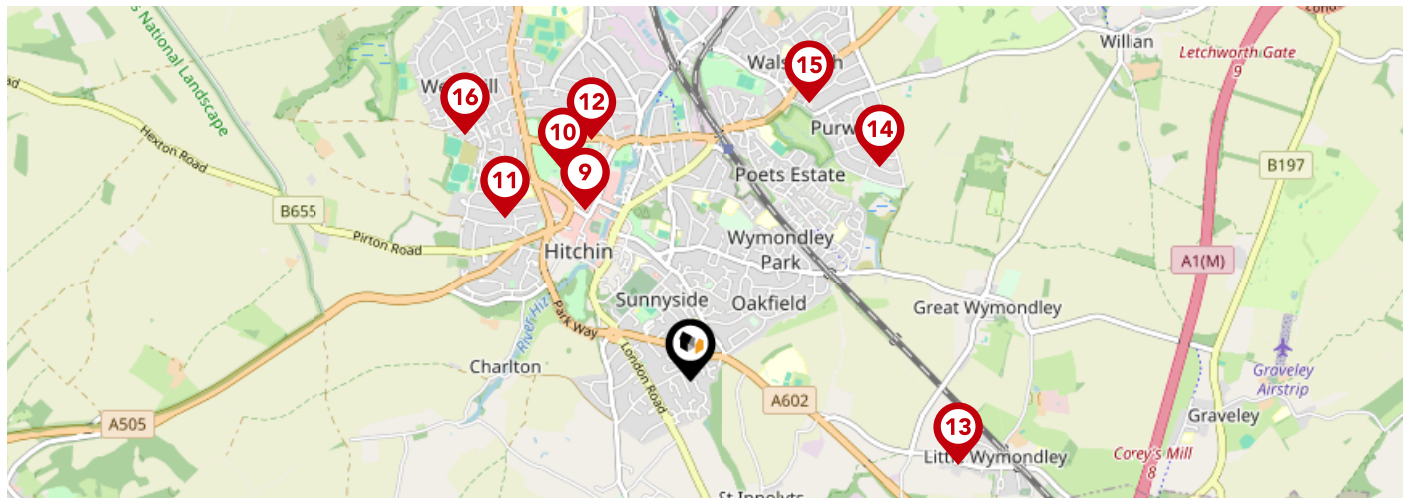
Yes - Affinity

Drainage

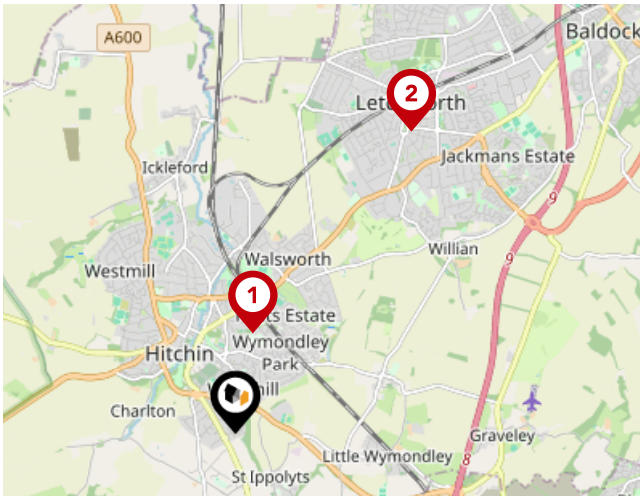
Yes - Affinity



		Nursery	Primary	Secondary	College	Private
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.18		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.4		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.48		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.65		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.73		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.75		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.81		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

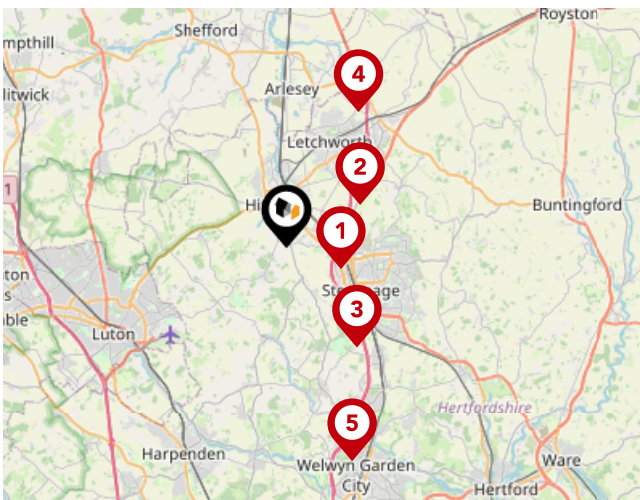


	Nursery	Primary	Secondary	College	Private
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.93 miles
2	Letchworth Rail Station	3.2 miles
3	Stevenage Rail Station	3.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.17 miles
2	A1(M) J9	3.15 miles
3	A1(M) J7	4.44 miles
4	A1(M) J10	5.66 miles
5	A1(M) J6	8.13 miles

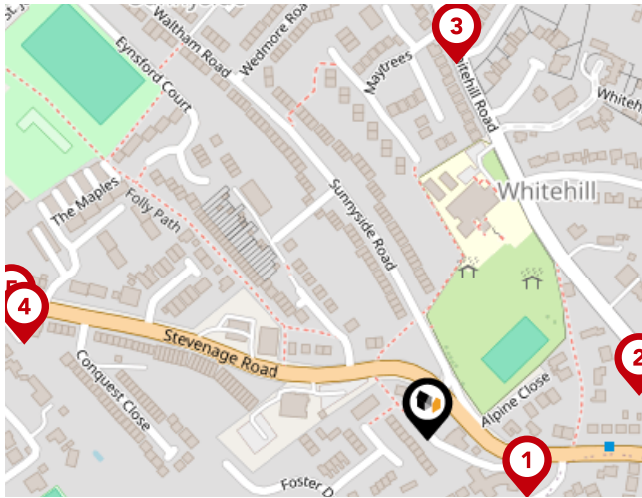


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.23 miles
2	Heathrow Airport	33.16 miles
3	Stansted Airport	22.86 miles
4	Silvertown	33.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackhorse Lane	0.07 miles
2	Oakfield Avenue	0.12 miles
3	Maytrees	0.22 miles
4	The Maples	0.24 miles
5	The Maples	0.25 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

