



Priory Court

Hitchin,
Hertfordshire, SG4 9DJ
Guide Price £245,000

PRIORY COURT
1 - 6

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A well presented two double bedroom apartment situated along the Stevenage Road on the south side of Hitchin and located within a short walk to the town centre and local amenities. The accommodation comprises a spacious lounge with a door leading out to a balcony, well appointed kitchen with built-in oven and gas hob, space and services for washing machine, dishwasher and fridge/freezer, two double bedrooms and a family bathroom. Outside there are well maintained communal gardens.

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.

- A two bedroom first floor apartment
- Living room with balcony
- Two double bedrooms
- Well maintained communal gardens
- We have been advised by our client that the service charge is £1986 per annum
- We have been advised by our client that the ground rent is a nominal peppercorn rent
- We have been advised by our client that the lease has 132 years remaining
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)
- 1.4 miles, 28 min walk to the train station (as per Google maps)

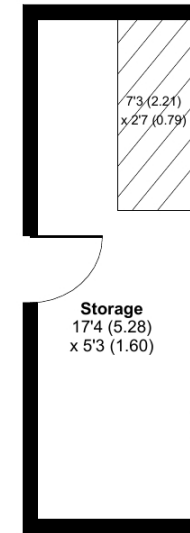
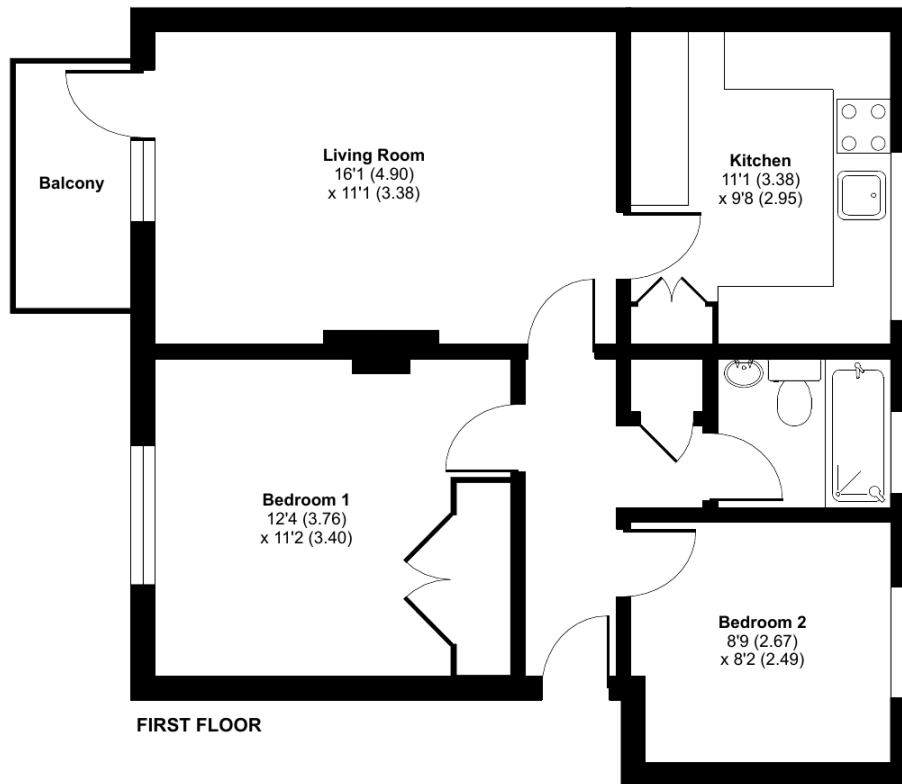




Approximate Area = 595 sq ft / 55.3 sq m (excludes communal bin storage)

For identification only - Not to scale

 Own Storage Area



INFLAMMABLE STORAGE AREA

Storage
17'4 (5.28)
x 5'3 (1.60)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	78
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 901843



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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