



Lyon Court

Walsworth Road, Hitchin,
Hertfordshire, SG4 9SX
Guide Price £325,000

country
properties

Step into luxury with this beautifully presented two bedroom, two bathroom apartment positioned only a 1 minute walk from Hitchin train station. This property benefits from high end finishes, generous proportions, and a layout designed for modern living.

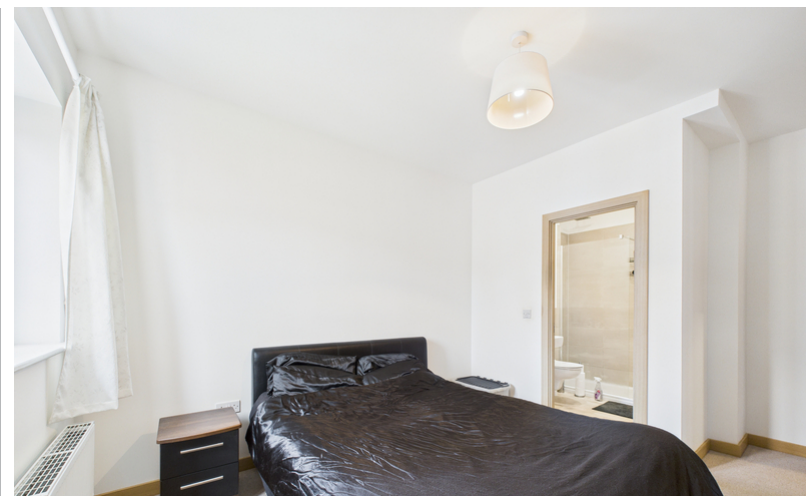
The heart of the home is a bright and airy open plan living area, seamlessly connected to a contemporary kitchen. The kitchen features integrated appliances, and ample storage. Both bedrooms are generously sized doubles, with the primary offering an en suite bathroom. The modern fitted main bathroom provides a WC, wash hand basin and bath with shower attachment.

This apartment includes secure gated underground parking, a private brick storage unit, and access to a spectacular communal entrance hall with a sweeping staircase that evokes a 'Barcelona' feel.

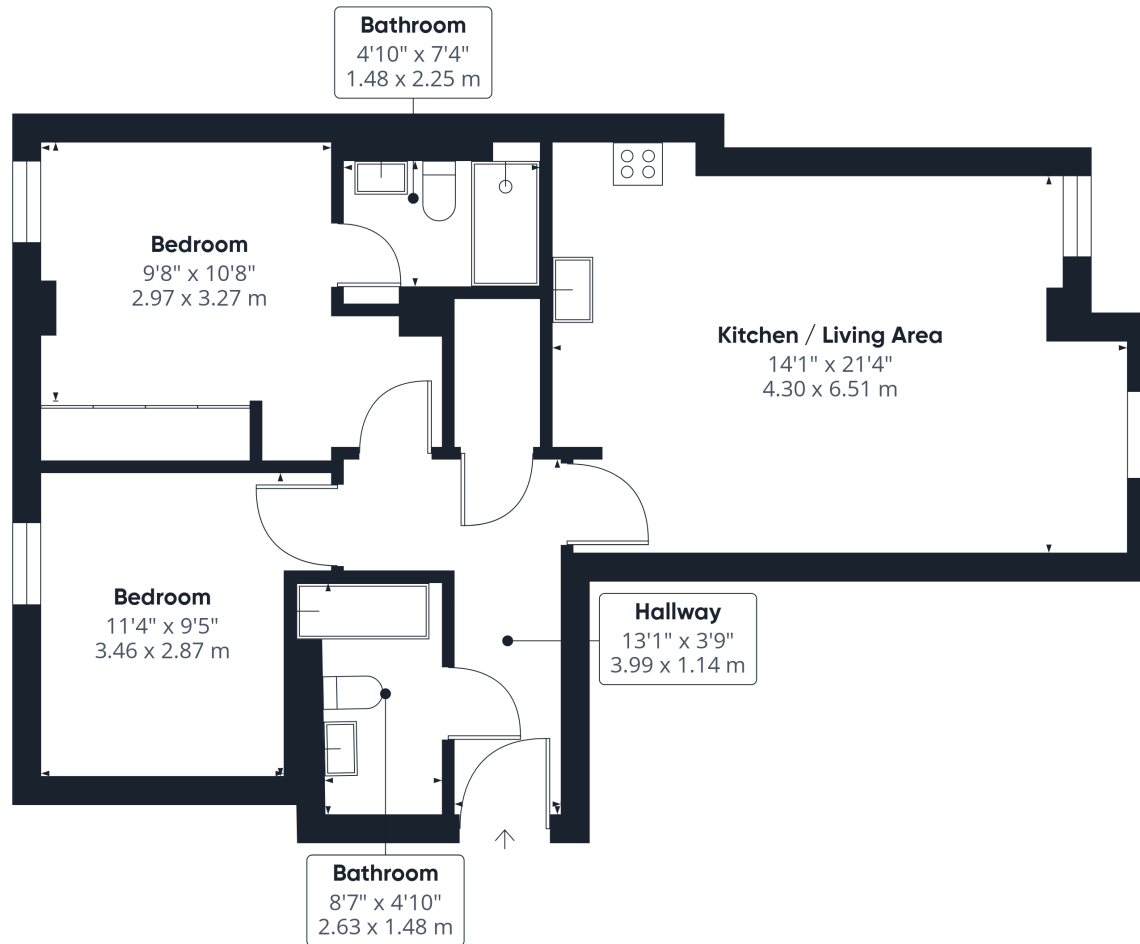
We have been advised by the vendor that the remaining lease on the property is 112 years, with a Service Charge of £1532.84 per annum along with a Ground Rent of £350 also paid per annum.

Located just a 1-minute walk from Hitchin train station, commuting is effortless and the vibrant town centre is only a 0.5 miles away. 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

- Two bedroom apartment
- No onward chain
- Modern finish throughout
- Spacious open plan living area
- Primary bedroom with ensuite
- Secure gated underground parking
- 1 min walk to Hitchin train station (as per Google Maps)
- 12 mins walk, 0.5 miles to Hitchin town centre (as per Google maps)







Approximate total area⁽¹⁾
711 ft²
66.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

country
properties