



# Hicce House

Brand Street, Hitchin,  
Hertfordshire, SG5 1HX  
Guide Price £379,995

COUNTRY PROPERTIES  
PART OF HUNTERS



This superb property is part of a Grade II listed building conversion that was carried out in 2018 and forms part of Hicce House, a highly sought after development which is situated off of Brand Street in the town centre. The white facade and large Georgian windows aided the design of the properties and gave them a light and airy feel with the high ceilings adding to the space and character. The apartment is part of a gated community which benefits from a secure video entry system.

The property offers modern and spacious accommodation comprising of a generous open plan living room with dining area and modern fitted kitchen. From here is an inner hallway that provides access to the principle bedroom with an ensuite shower room, guest bedroom with dual aspect windows and a family bathroom. It also benefits from double glazing throughout and an eco-friendly heat pump system.

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.

We have been advised by the vendor that the remaining lease on the property is 120 years with a service charge of £1,708.17 per annum and a ground rent of £350 per annum.

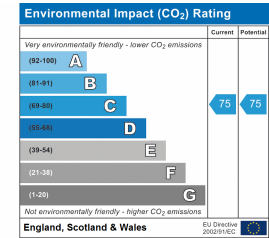
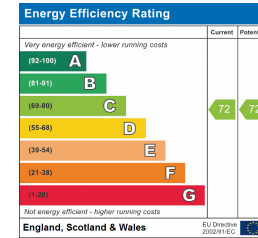
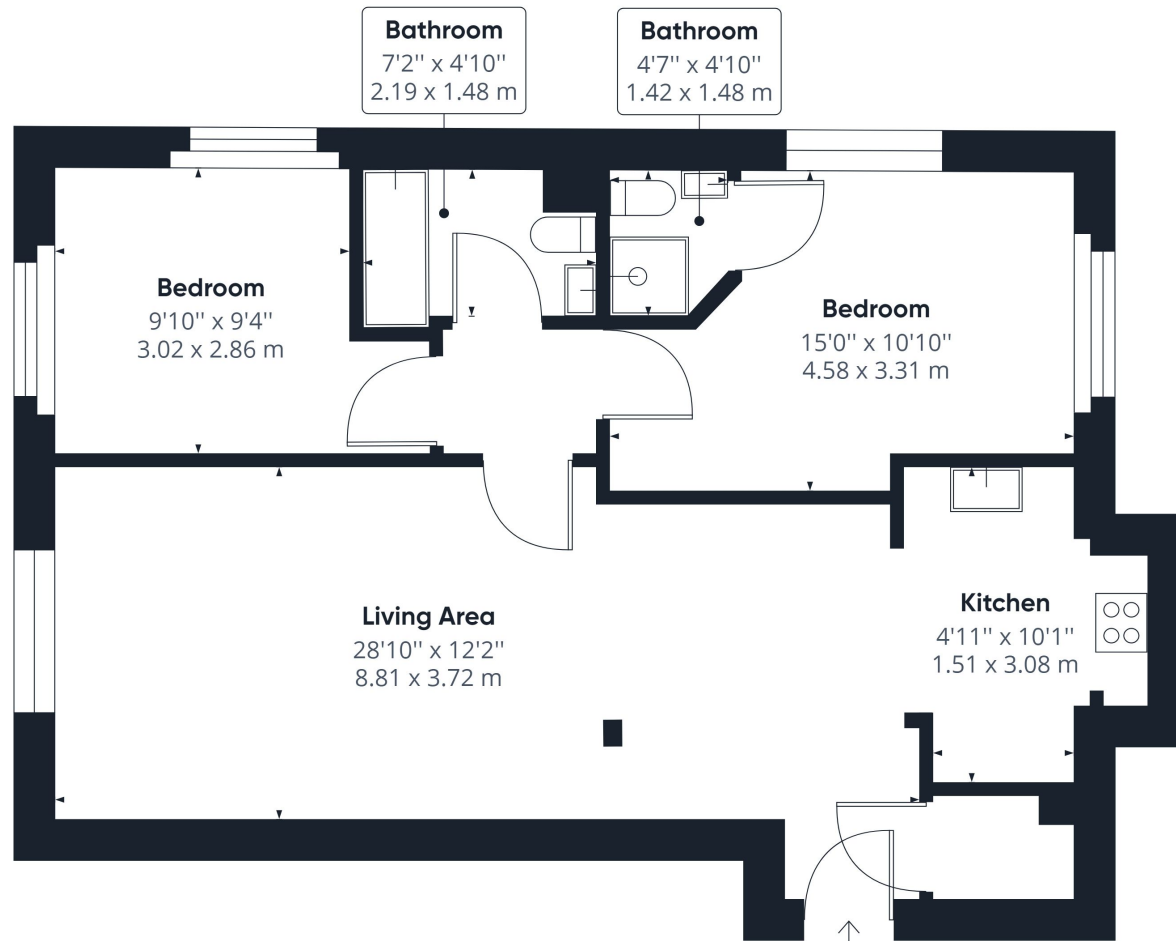
- A wonderful two bedroom property that formed part of a listed building conversion
- Gated community with video entry system and additional bike storage
- First floor apartment serviced by both lift & stairs
- High specification throughout with character features, high ceilings and large windows
- Open plan living/dining area with fitted kitchen area
- 0.8 miles, 16 min walk to train station (as per Google maps)











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

785.82 ft<sup>2</sup>  
73.00 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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