



Chancery Place

Old Park Road, Hitchin,
Hertfordshire, SG5 2ED
Guide Price £250,000

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This contemporary ground floor apartment offers the perfect blend of modern living and everyday convenience, ideally positioned just moments from the vibrant town centre. Designed with comfort and practicality in mind, the property provides well proportioned accommodation throughout, making it an excellent choice for first time buyers, downsizers, or investors.

A welcoming entrance hall leads through to a bright open plan living area. The modern fitted kitchen seamlessly integrates with the living space, creating an inviting environment for relaxing or entertaining. The apartment boasts two generous double bedrooms, each offering ample room for furnishings and a calm, comfortable atmosphere. A sleek, modern bathroom completes the internal layout.

Outside, the property benefits from allocated parking for one vehicle – a valuable asset in such a central location.

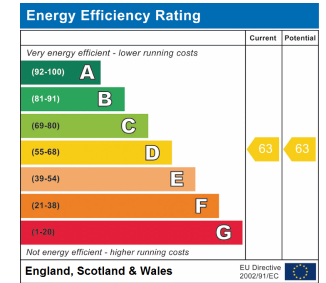
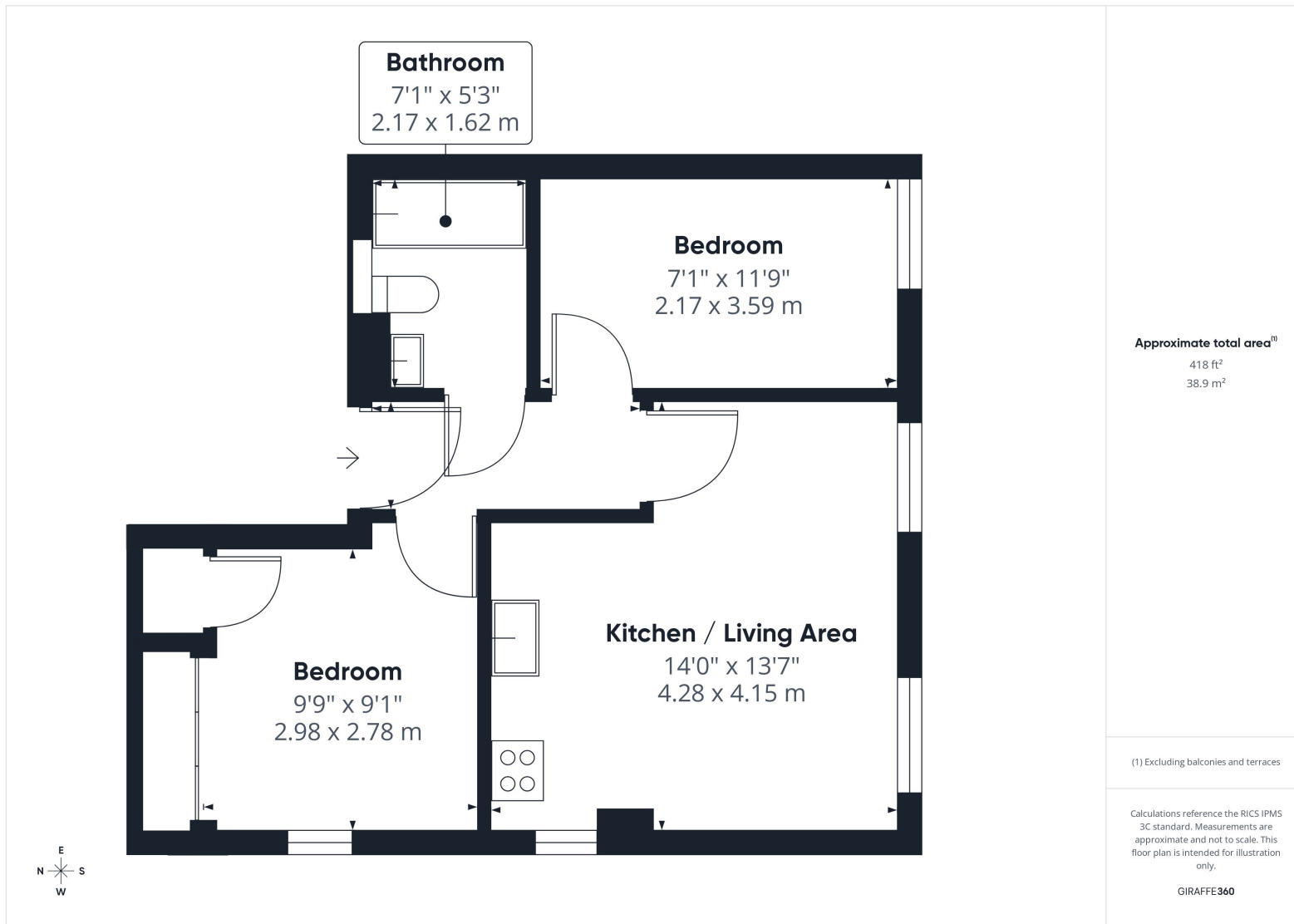
The vendor has advised that the property currently benefits from a lease of approximately 117 years remaining as of 2026. A lease extension has been applied for and, once completed, will add a further 90 years, resulting in a total term of approximately 207 years. The ground rent will then become peppercorn, with a service charge of £1,418.27 per annum, payable in January and July.

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.

- Town centre location
- Lease extension in progress
- Ground floor apartment
- Two double bedrooms
- Modern finishes throughout
- Allocated parking space
- 1.0 mile, 20 mins walk to Hitchin train station (as per Google maps)







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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