



Allwoods Place

Hitchin,
Hertfordshire, SG4 0BQ
Guide Price £325,000

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Situated in a quiet and well maintained development just a short stroll from Hitchin's charming town centre, this beautifully presented ground floor apartment offers a fantastic opportunity for first time buyers, downsizers, or investors.

The property features a spacious and light filled living room that opens directly onto a patio space. The modern kitchen is thoughtfully designed with integrated appliances and stylish finishes, making it both functional and attractive.

There are two generously sized double bedrooms, with the primary room offering an en-suite shower room. A separate contemporary family bathroom adds convenience and comfort. The apartment also benefits from gas central heating, double glazing throughout, and an allocated parking space.

Located within easy reach of Hitchin's mainline railway station, residents enjoy direct connections to London Kings Cross and Cambridge, making this an ideal home for commuters.

We have been advised by the vendors that the remaining lease on the property is 115 years, along with a Service Charge of £3282.84 per annum and a Ground Rent of £250 also paid per annum.

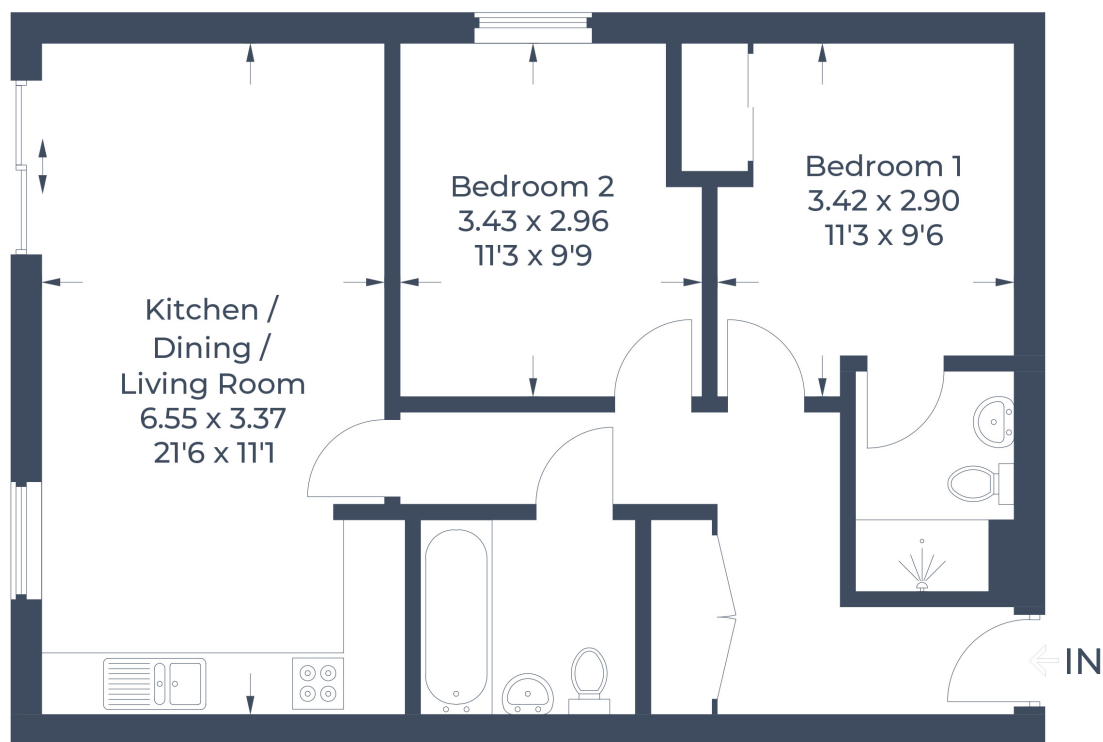
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Ground floor Apartment
- Two bedrooms
- Principle bedroom with en-suite
- Outside patio area
- Allocated residents parking
- 0.6 miles, 13 mins walk to Hitchin Train Station (as per Google Maps)
- 1.1 miles, 22 min walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83 83
(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		

Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

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