



Sanders Place, Walsworth Road

Hitchin,
Hertfordshire, SG4 9SY
Guide Price £265,000

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Offered to the market with no onward chain, this two bedroom apartment is set within a desirable gated development close by Hitchin railway station.

Accommodation comprises entrance hall, living/dining room, separate kitchen, primary bedroom with fitted wardrobes and access to en-suite shower room, second bedroom with fitted storage and bathroom including W.C, wash hand basin and bath with shower attachment.

To the outside is secure, allocated underground parking.

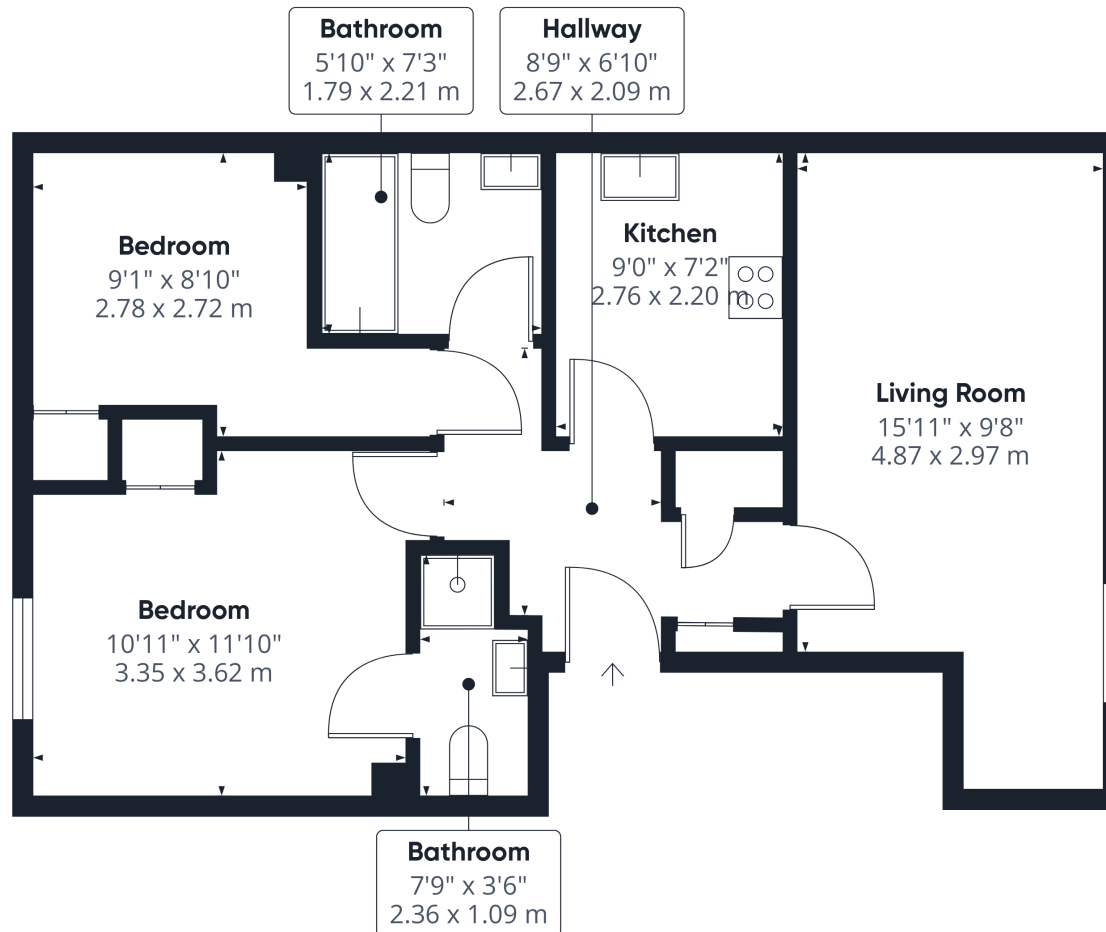
We have been advised by the vendor that the remaining lease on the property is 105 years, with an annual Service Charge of £2,062 and a Ground Rent of £150 also paid per annum.

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.

- Second Floor Apartment
- Two bedrooms
- No onward chain
- En-suite and bathroom
- Allocated underground parking
- 0.2 miles, 3 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)







Approximate total area⁽¹⁾

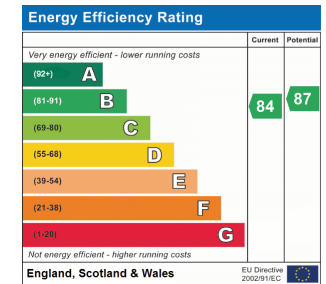
607 ft²
56.4 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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