



# Allwoods Place

Hitchin,  
Hertfordshire, SG4 0BQ  
Guide Price £315,000

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properties

Located in a modern development is this two bedroom, two bathroom first floor apartment. Accommodation comprises of entrance hall with fitted storage, modern living area/kitchen with balcony, two double bedrooms, family bathroom and en-suite shower room.

The bright and airy kitchen/living area has double doors leading onto the balcony and an additional floor to ceiling window to the modern kitchen with fitted appliances. The primary bedroom offers fitted wardrobes and an en-suite shower room. There is a second double bedroom and a main family bathroom including WC, wash hand basin and bath with shower attachment. The property benefits from gas central heating, double glazing throughout and allocated parking.

We have been advised by the vendor that the remaining lease on the property is 117 years, with a Service Charge of £1263.38 per annum and a Ground Rent of £250.00 also paid annually.

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
- Balcony off of living room
- Modern fitted kitchen
- Family bathroom and en-suite to primary bedroom
- Allocated parking
- 1.8 miles, 36 min walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 11 min 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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