



# Allwoods Place

Hitchin,  
Hertfordshire, SG4 0BQ  
£298,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This two bedroom luxury ground floor apartment is situated within a modern development in a popular position for Hitchin Train Station.

Accommodation comprises of entrance hall with large storage cupboard housing the washer/dryer and provides access to all rooms. The open plan lounge/kitchen benefits from floor to ceiling windows with bespoke roller blinds and sliding doors onto the outdoor patio area. The kitchen contains a range of base and eye level units with fitted Bosch appliances including; gas hob, electric oven, dishwasher and fridge freezer.

The master bedroom benefits from fitted wardrobes and ensuite containing WC, wash hand basin and shower. The second bedroom is also a double. The bathroom contains WC, wash hand basin and bath with overhead shower attachment.

To the outside is allocated parking and ample visitors spaces available.

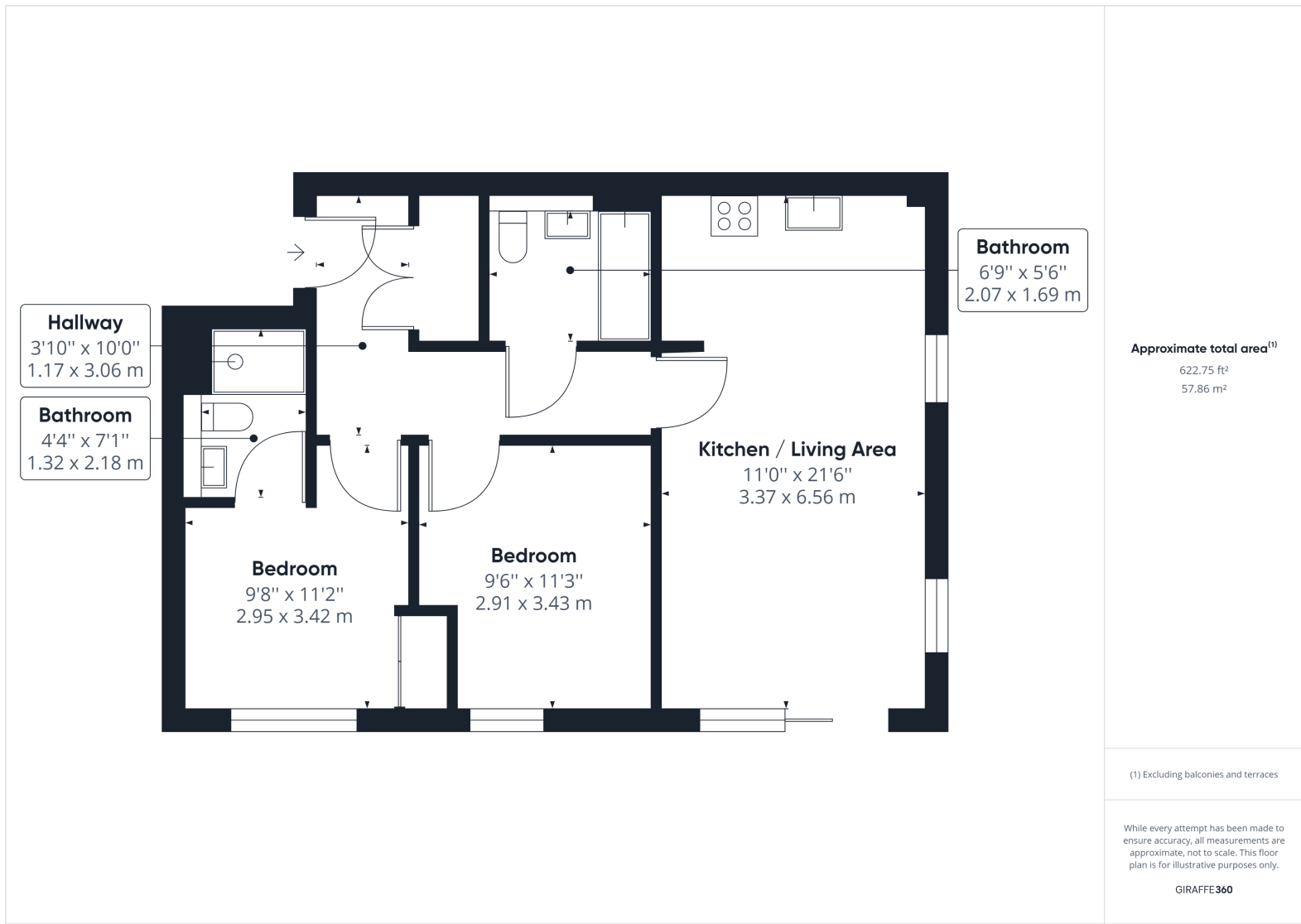
We have been advised by the vendor that the current remaining lease on the property is 121 years, with a service charge of £1,050 and the ground rent is £250 per annum.

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.

- A two bedroom luxury apartment
- Well presented throughout
- Master bedroom with en suite
- Allocated & visitor parking
- 0.7 mile, 15 min walk to Hitchin train station (as per Google maps)
- 1.2 mile, 24 mins walk to Hitchin town centre (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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