



COUNTRY PROPERTIES
FOR SALE

Crabbs Close
Old Park Road, Hitchin,
Hertfordshire, SG5 2JT
Guide Price £160,000

COUNTRY PROPERTIES
PART OF HUNTERS

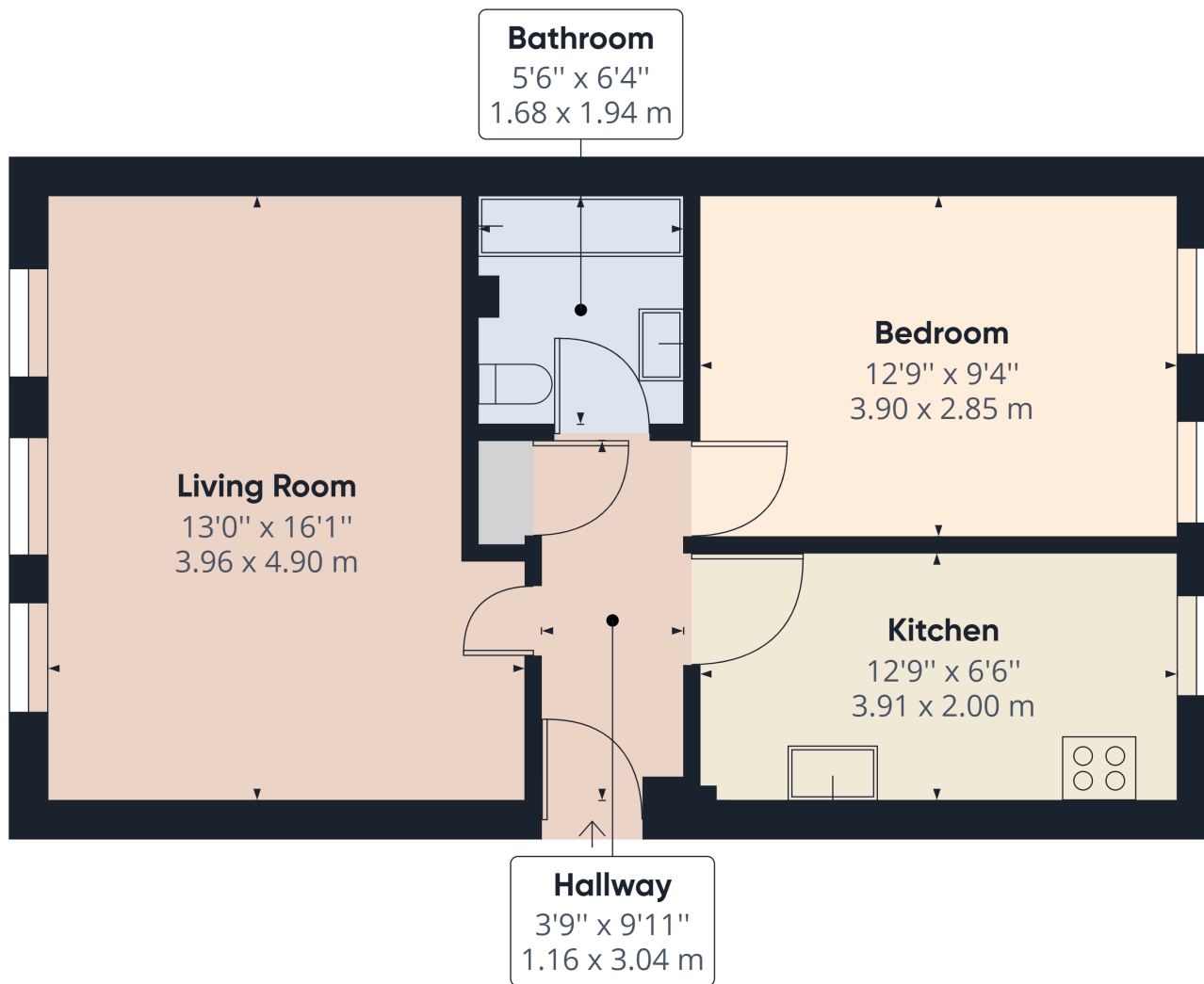
Positioned in a small development of purpose built properties is this one bedroom first floor flat. The property is situated in an ideal central location which is close to the town centre, shops and local amenities. The accommodation commences with a shared stairway leading to the first floor and front door. The entrance hall offers a storage cupboard and doors to the living room, kitchen, bedroom and family bathroom. Outside there is a garage and two allocated parking spaces. The property would make a brilliant first time buy or a wonderful investment opportunity as it is also being sold with no onward chain.

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.

- One bedroom purpose built first floor flat
- Wonderful central location with garage and parking
- We are advised that the lease was 99 years from March 1983 leaving 60 years remaining
- We are advised that the ground rent is £40 per annum
- We are advised there is no annual service charge applicable
- 1.1 mile, 22 min walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN





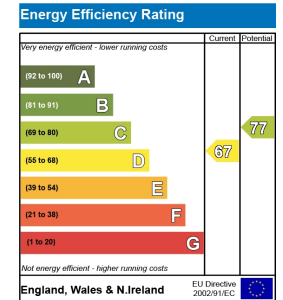


Approximate total area⁽¹⁾
486.75 ft²
45.22 m²

(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.

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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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