



# Redoubt Close

Hitchin,  
Hertfordshire, SG4 0FP  
Guide Price £225,000

country  
properties

This ground floor two bedroom apartment is offered to the market with no onward chain and situated 0.7 miles from Hitchin town centre.

Accommodation comprises a spacious living/dining room with bay window, fitted kitchen with a range of base and eye level units, fitted electric oven and hob and space for washing machine and fridge/freezer. The primary bedroom is a double room and offers fitted wardrobes and a bay window. There is an additional bedroom with bay window and bathroom suite including WC, wash hand basin and bath with shower attachment.

To the outside is ample parking for residents and communal gardens surrounding the property.

Lease details

Lease remaining: 99 years (as advised by the vendor)

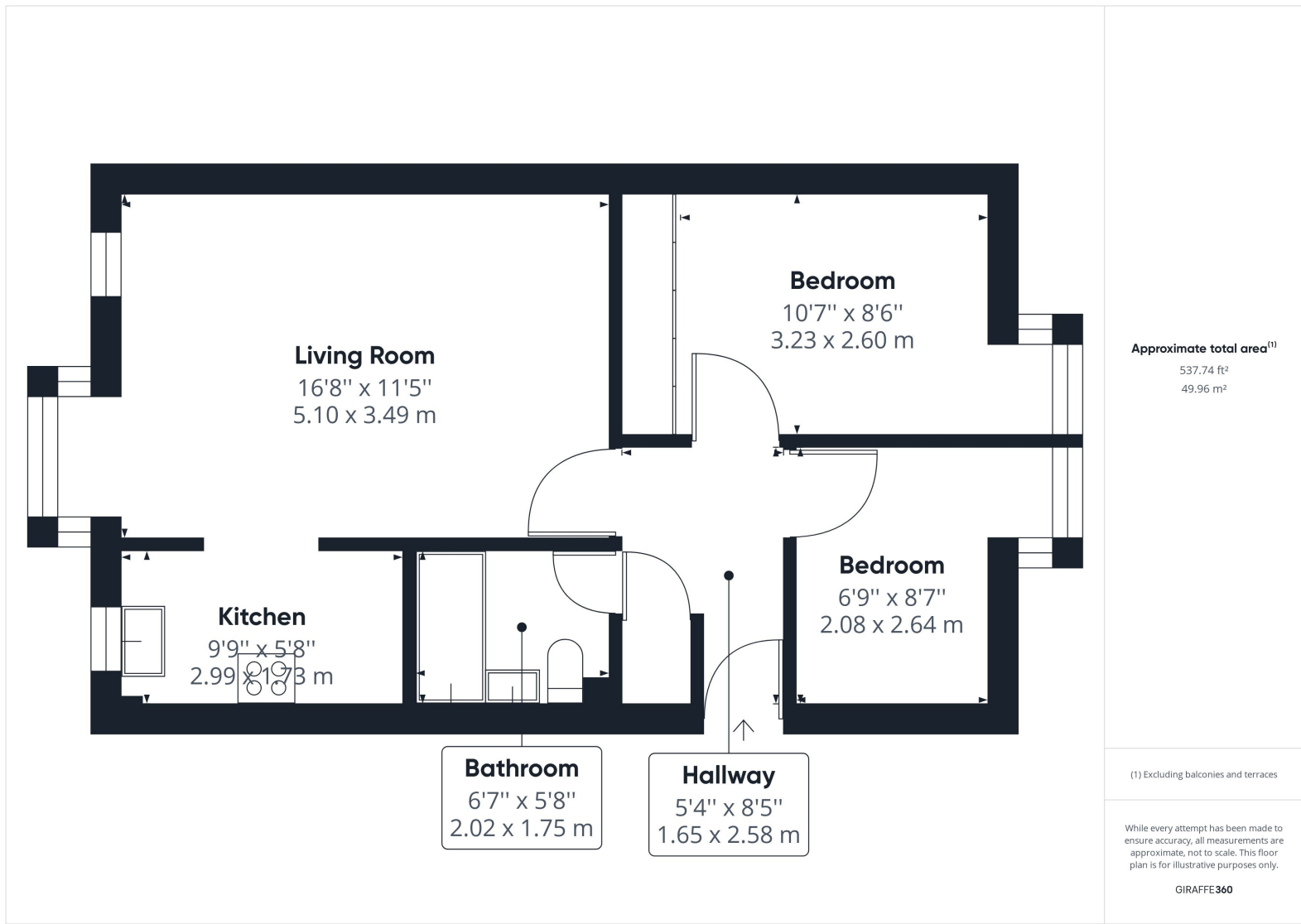
Service charge: £1600.14 per annum Ground rent £100 per annum (as advised by the vendor)

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
- Residents parking
- No onward chain
- 0.7 miles, 14 mins walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	76
EU Directive 2002/91/EC		

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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