



Sanders Place

Walsworth Road, HITCHIN,
Hertfordshire, SG4 9SY
Guide Price £220,000

country
properties

Ideally located within close proximity to Hitchin railway station, this well presented one bedroom apartment is offered to the market with no onward chain, making it an excellent choice for first-time buyers or investors.

The accommodation comprises an entrance hall leading to a bright open plan living room with modern fitted kitchen and a double bedroom with fitted wardrobes and a family bathroom.

Externally, the property benefits from secure underground allocated parking for one vehicle, providing both convenience and peace of mind.

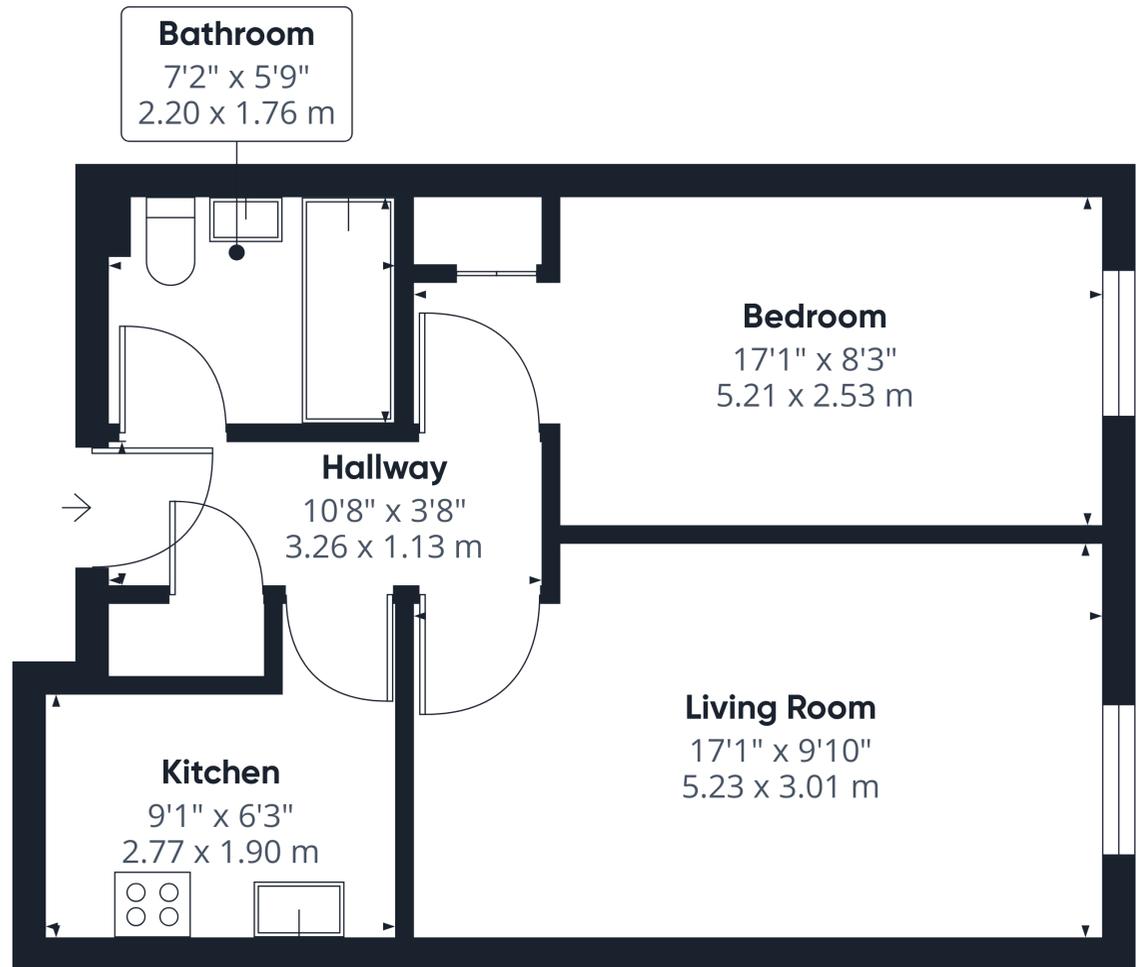
We have been advised by the vendor that the lease has 104 years remaining. The service charge is £2,061.12 per annum and the ground rent is £150 per annum.

Hitchin is a highly regarded medieval market town, renowned for its attractive Tudor and Georgian architecture, particularly around the market square and the historic Church of St Mary. The town offers an excellent range of amenities including shops, leisure facilities, theatres, cafés, restaurants and pubs, as well as well-regarded girls' and boys' schools. The mainline railway station provides direct services to London King's Cross, St Pancras and Cambridge, making it ideal for commuters.

- One bedroom apartment
- Open plan kitchen and living area
- Allocated underground car parking
- secure entry phone system
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.2 mile, 2 mins walk to Hitchin mainline train station (as per Google Maps)





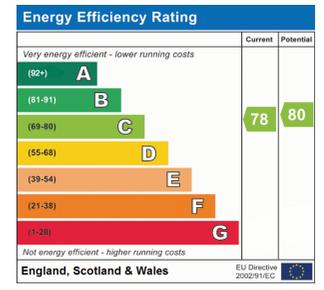


Approximate total area⁽¹⁾
451 ft²
41.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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