



**Redoubt Close**  
Hitchin,  
Hertfordshire, SG4 0FP  
Guide Price £185,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Redoubt Close is a modern development of purpose built apartments situated 0.7 miles from the train station. This first floor, one bedroom property offers light and spacious accommodation.

On the ground floor there is a communal entrance hall with stairs rising to the first floor. On the second floor and entering the apartment there is a hallway with access to all rooms including spacious lounge/diner, one bedroom and a three piece bathroom. Off of the living space is the separate kitchen which offers an integrated electric oven and space and services for appliances. Within the development is ample shared parking for residents, and a renewed lease of 150 years with a peppercorn ground rent.

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.

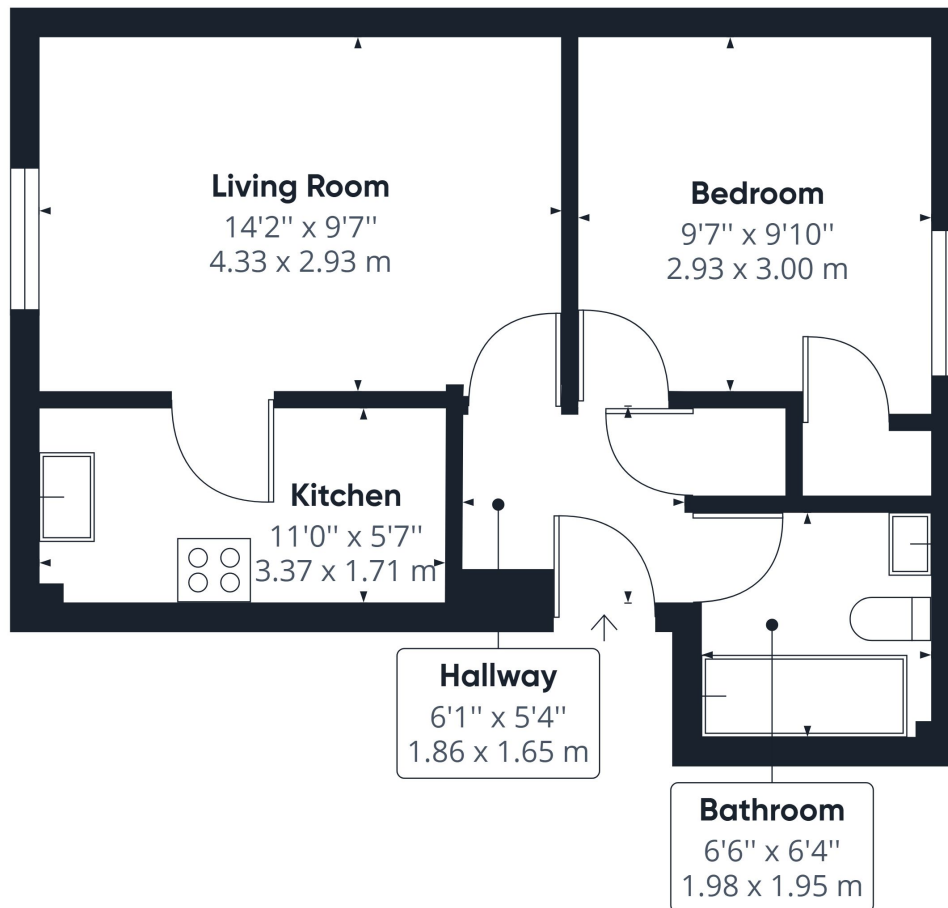
- A one bedroom second floor apartment
- A new 150 year lease and peppercorn ground rent
- Living/dining room with separate kitchen
- Ample communal parking
- 0.7 mile, 15 min walk to Hitchin train station (as per Google Maps)
- 0.7 mile, 14 min walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN









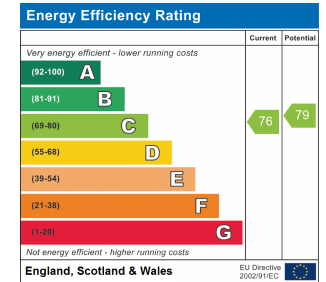


Approximate total area<sup>(1)</sup>  
387.82 ft<sup>2</sup>  
36.03 m<sup>2</sup>

(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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