



Tudor Court

Hitchin,
Hertfordshire, SG5 2BE
Guide Price £325,000

country
properties

A spacious duplex two bedroom maisonette benefitting from a balcony, garage in block and a lease of 940 years. This property is positioned within close proximity to Hitchin town centre and offered to the market with no onward chain.

Accommodation comprises of an entrance porch and storage to the ground floor with stairs leading to the first floor which benefits from hallway, spacious living room with access onto the balcony, and kitchen/dining space with storage cupboard. To the second floor is another generous hallway with access into two double bedrooms with fitted wardrobes and family bathroom with W.C, wash hand basin and bath with shower attachment. There is airing cupboard storage and access to the loft.

The property benefits from a single garage in block and gas central heating throughout.

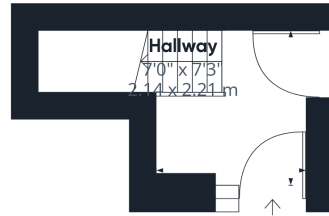
We have been advised by the vendor that the remaining Lease on the property is 940 years with a combined service charge and ground rent of £170 per annum.

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.

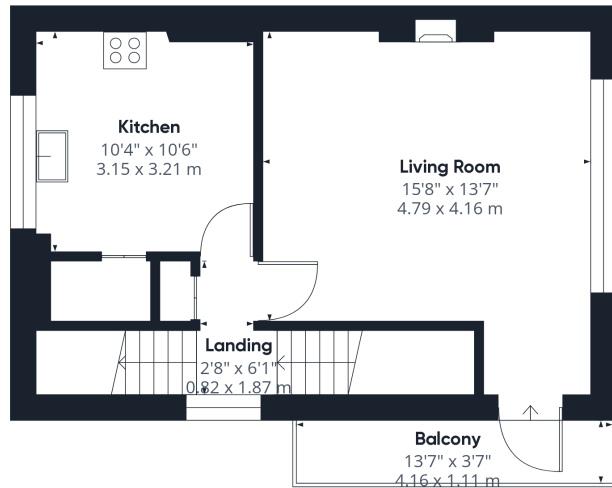
- Spacious Duplex maisonette
- Two double bedrooms
- Living room with balcony
- Garage -en-bloc
- Walking distance to town
- 940 year Lease
- 1.4 mile, 29 min walk to Hitchin train station (as per Google maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google maps)



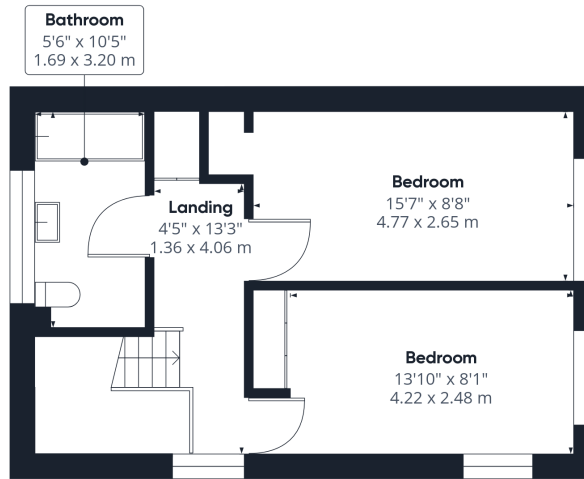




Floor 0



Floor 1



Floor 2

Approximate total area¹⁾

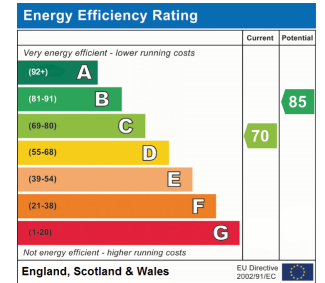
862.94 ft²

80.17 m²

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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