



# William Ransom Way

Hitchin,  
Hertfordshire, SG5 1QX  
**Guide Price £300,000**

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properties



A spacious first floor two bedroom apartment positioned within a popular development close by Hitchin town centre. This property benefits from no onward chain.

Accommodation comprises entrance hall, large lounge/dining room with bay window opening onto the modern fitted kitchen, primary bedroom with en-suite shower room, further double bedroom and modern fitted bathroom.

To the outside of the property is allocated resident and visitor permit parking.

We have been advised by the vendor that the remaining lease on the property is 107 years, along with an annual Ground Rent of £398.56 and a Service Charge of £1964.66 paid annually.

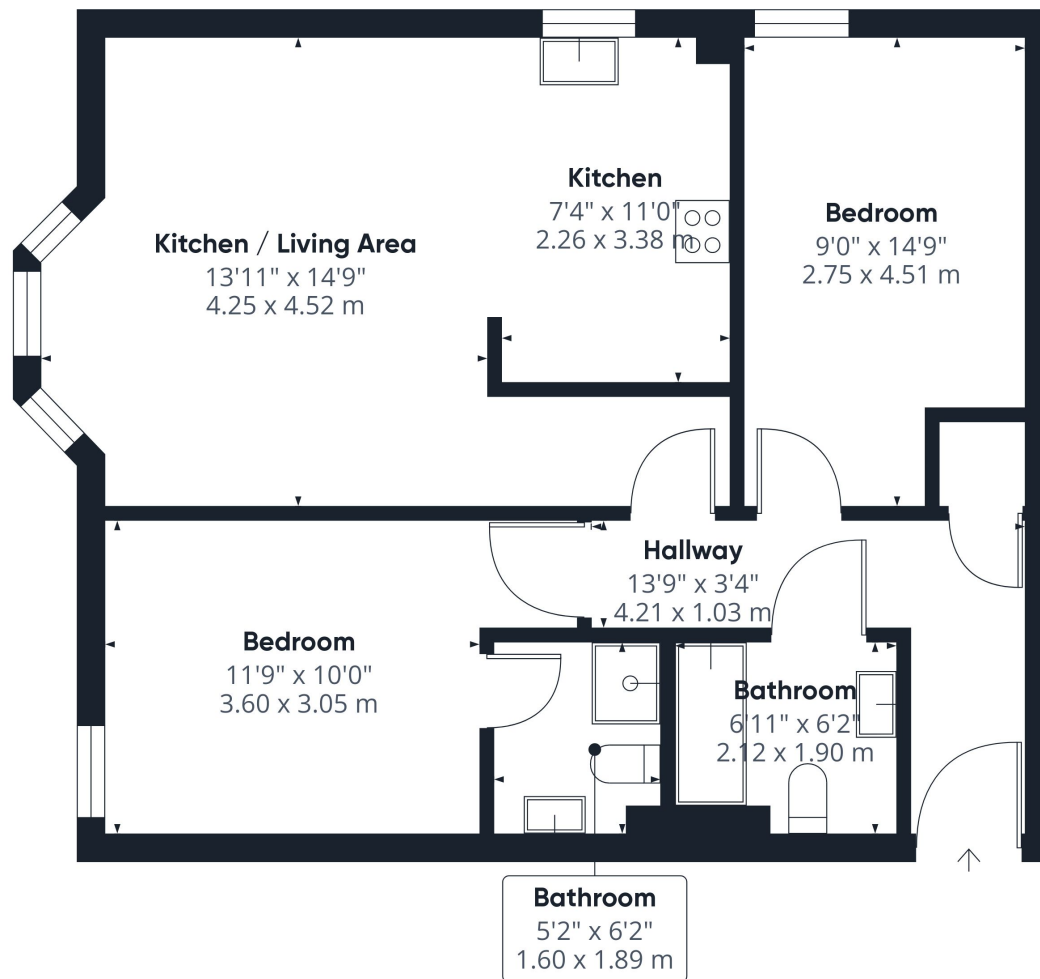
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- No onward chain
- Spacious two bedroom apartment
- Bathroom and en-suite to primary bedroom
- Modern fitted kitchen
- Allocated and visitor permit parking
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google Maps)
- 0.6 miles, 10 min walk to Hitchin train station (as per Google Maps)









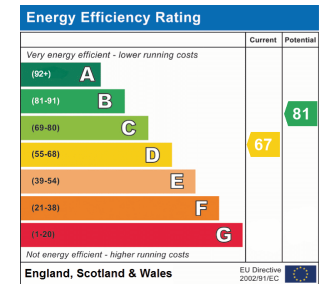
**Approximate total area<sup>(1)</sup>**  
716.23 ft<sup>2</sup>  
66.54 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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