



Park House

Old Park Road, Hitchin,
Hertfordshire, SG5 2JR

Guide Price £235,000

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properties

An immaculately presented second floor retirement apartment positioned within Hitchin town centre and benefitting from lift access, 24 hour on-site management and a range of internal communal facilities for Homeowners.

The property comprises of entrance hall with large storage cupboard, bright and spacious living/dining room with Juliet balcony, kitchen with a range of base and eye level units, shower room including W.C, wash hand basin and shower, and a double bedroom with large built in wardrobe.

The property benefits from electric underfloor heating throughout and a car parking permit scheme is available if required. The development offers excellent communal facilities including an on-site restaurant, landscaped gardens, conservatory and communal lounge where social events take place.

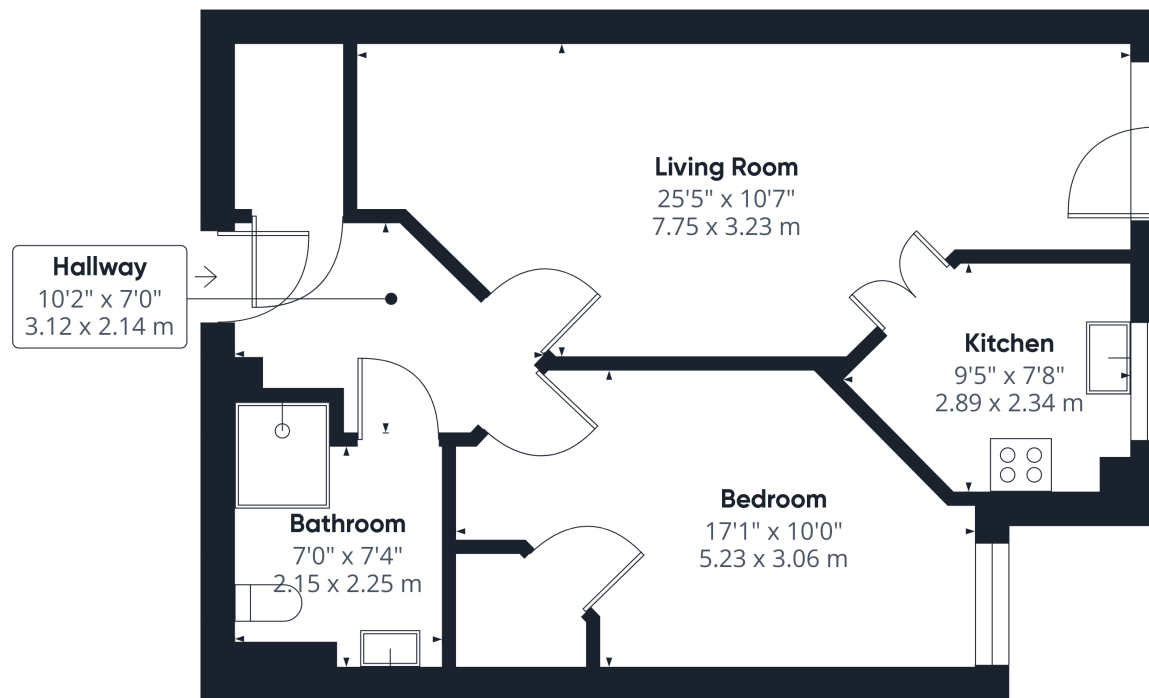
We have been advised by the vendor that the remaining lease on the property is 119 years, with an annual Service Charge of £9,894 and a Ground Rent of £435 also paid annually.

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.

- One bedroom apartment
- Second floor with lift access
- Hitchin town centre location
- Spacious living accommodation
- 24 hour on-site management
- Car parking available
- 1.1 miles, 24 min walk to Hitchin train station (as per Google Maps)







Approximate total area⁽¹⁾
568.34 ft²
52.8 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	82	82
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		
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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