





Welcome to  
Latchmore Court.  
A collection of 24 one  
and two bedroom  
apartments in Hitchin,  
Hertfordshire.

Welcome



# STEEPED IN HISTORY AND CHARM

Rich in tradition, with the medieval church of St. Mary's at its centre and the River Hiz running through it, the town centre is now a charming mix of shops, cafés, restaurants and pubs with every street boasting buildings of historical interest.

Enjoy a variety of cuisine at one of the numerous international eateries the town has to offer, all of which are just outside your front door.

In summer, these restaurants spill out onto the cobbled market square, where you can often find entertaining events or speciality market stalls.

Locally, there are healthcare and sports facilities, together with a library, museum and two theatres. Local festivals are held in summer which adds to the flavour and charm of this sought-after and conveniently located town.







# CONNECTED BY ROAD RAIL AND AIR

Hitchin offers excellent commuter links, by both road and rail, and its close proximity to London makes it an ideal base for commuters. The town is located just 2 miles from junction 8 of the A1(M) with direct access to London and the M25, or The North.

Going a few miles across country to the West, the M1 offers good alternative road links. By rail, the fast, frequent train service into London Kings Cross takes only 30 minutes, with a short walk then taking you to St Pancras, with its new Eurostar link to Paris in just 3 hours 15 minutes.

Luton airport is just 10 miles away for those who require international travel.

CAMBRIDGE 33 MINS

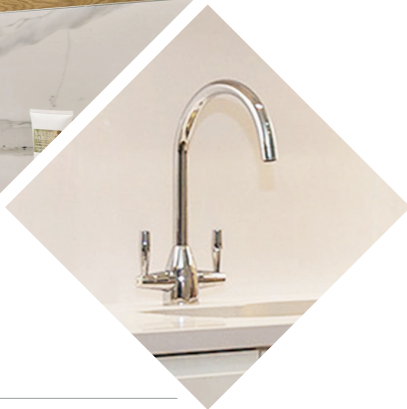
LONDON 30 MINS

HITCHIN

KING'S CROSS IN

# 30mins





### KITCHEN:

Gloss white smooth handleless units with white granite worktops and upstands

Bosch stainless steel single fan oven

Bosch 60cm induction hob

Bosch stainless steel 60cm chimney hood

Bosch stainless steel built-in 25 litre microwave *(in selected apartments)*

70/30 integrated fridge freezer *(or undercounter)*

Integrated washer dryer

Integrated dishwasher *(in selected apartments)*

Caple stainless steel single bowl undercount sink *(or caple 1.5 bowl undercounter sink - reversible)*

Caple Avel chrome tap

### BATHROOM:

Harper gloss grey combined vanity unit

### ELECTRICAL:

Brushed chrome fittings with grey inserts

### FLOORING:

Karndean flooring

Porcelain flooring to bathrooms

### HEATING:

Energy efficient infrared panel heaters delivering significant savings

### OTHER:

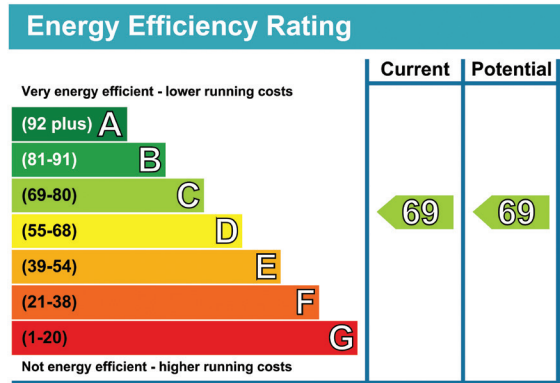
Video entry system

Fibre optic ready

TV / satellite points installed

Glass balustrades to communal areas

Lifts to all floors







LEVEL 0

1. ONE BEDROOM FLAT

Living Room and Kitchen  
5.0m x 3.9m / 16' 3" x 12' 11"

Bedroom 1  
4.2m x 3.0m / 13' 10" x 9' 9"

2. ONE BEDROOM FLAT

Living Room and Kitchen  
7.1m x 3.9m / 23' 5" x 12' 10"

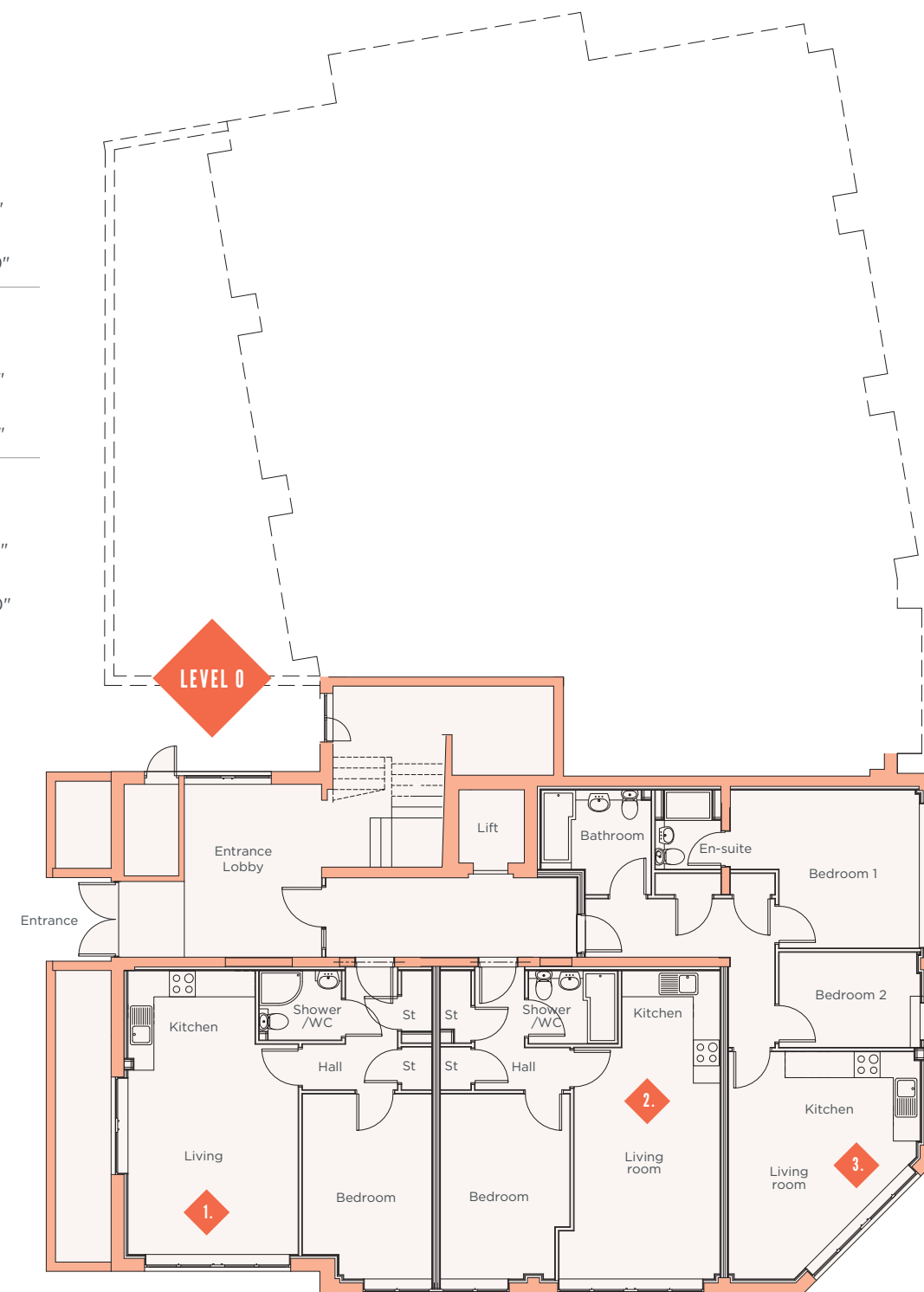
Bedroom 1  
4.5m x 3.0m / 14' 9" x 9' 11"

3. TWO BEDROOM FLAT

Living Room and Kitchen  
5.3m x 4.4m / 17' 6" x 14' 5"

Bedroom 1  
4.9m x 3.6m / 16' 2" x 11' 10"

Bedroom 2  
3.3m x 2.2m / 10' 8" x 7' 2"



Notes: Dimensions are taken from construction drawings, should be taken as indicative only and verified on site. Dimensions measure the longest dimension of irregular shaped rooms.



# LEVEL 1 & 2

# LEVEL 3 & 4

## 4. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.2m x 3.7m / 16' 11" x 12' 2"

**Bedroom**  
3.8m x 3.8m / 12' 7" x 12' 4"

## 5. ONE BEDROOM FLAT

**Living Room and Kitchen**  
4.9m x 4.0 / 16' 0" x 13' 3"

**Bedroom**  
4.7m x 2.7m / 15' 4" x 9' 0"

## 6. TWO BEDROOM FLAT

**Living Room and Kitchen**  
4.4m x 4.2m / 14' 6" x 13' 9"

**Bedroom 1**  
3.3m x 3.1m / 10' 10" x 10' 3"

**Bedroom 2**  
3.8m x 2.8m / 12' 4" x 9' 3"

## 7. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.6m x 3.3m / 18' 6" x 10' 10"

**Bedroom**  
5.1m x 2.7m / 16' 8" x 9' 0"

## 8. TWO BEDROOM FLAT

**Living Room and Kitchen**  
5.5m x 3.5m / 17' 11" x 11' 7"

**Bedroom 1**  
4.5m x 3.6m / 14' 9" x 11' 11"

**Bedroom 2**  
3.5m x 3.5m / 11' 6" x 11' 5"

## 9. TWO BEDROOM FLAT

**Living Room and Kitchen**  
5.8m x 3.6m / 19' 0" x 11' 8"

**Bedroom 1**  
4.6m x 4.5m / 15' 2" x 14' 8"

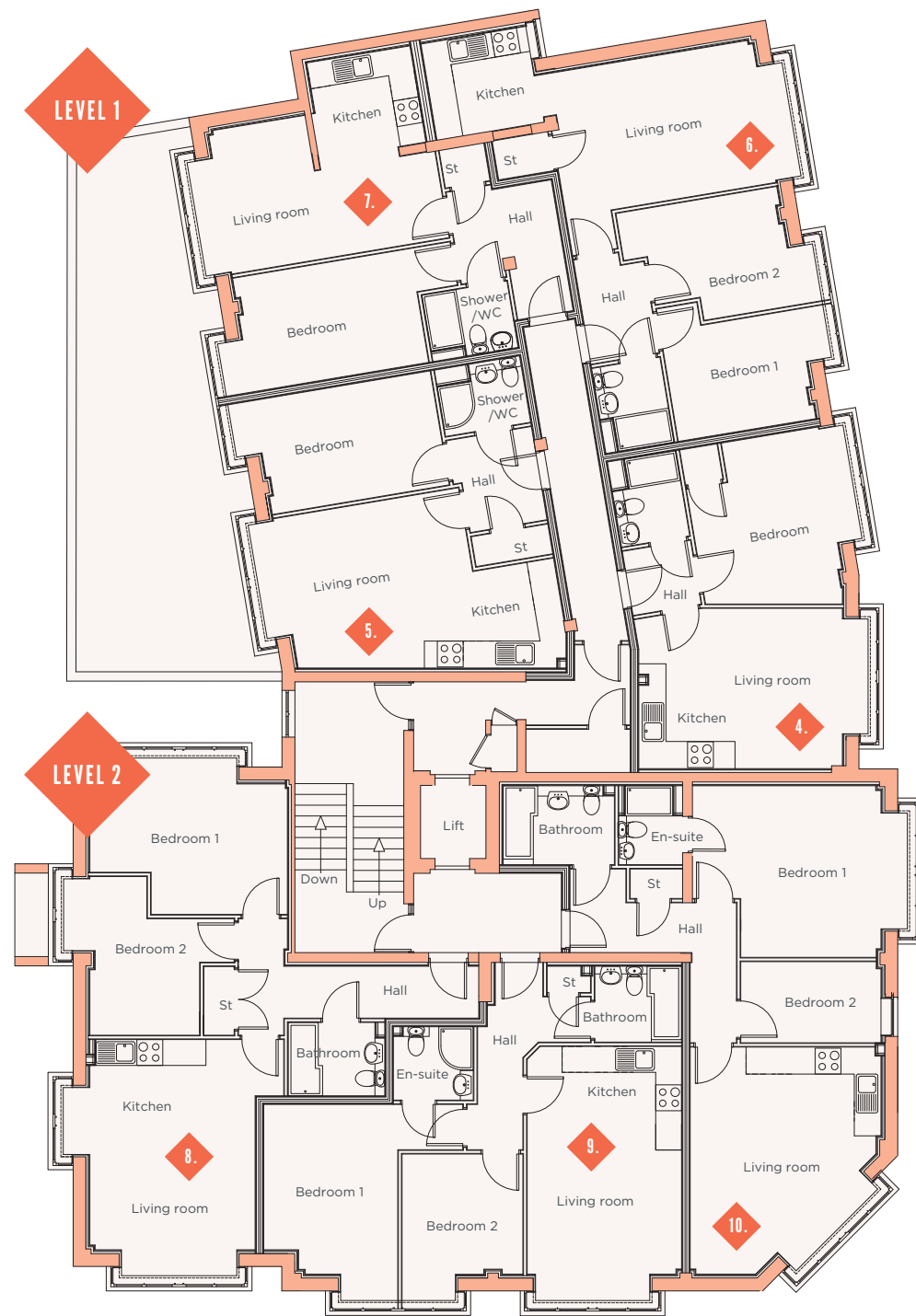
**Bedroom 2**  
3.3m x 2.7m / 10' 11" x 9' 0"

## 10. TWO BEDROOM FLAT

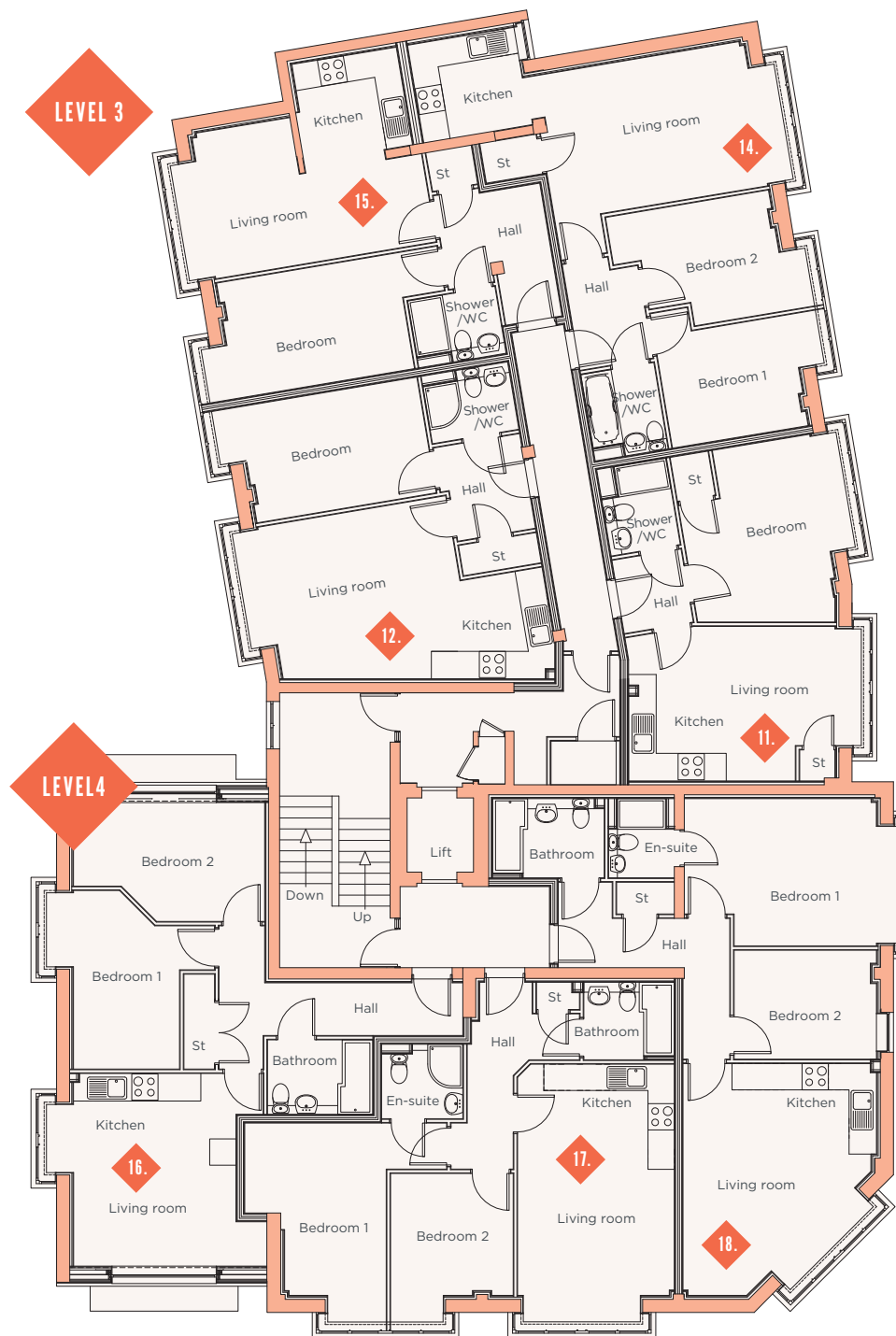
**Living Room and Kitchen**  
5.3m x 4.4m / 17' 5" x 14' 5"

**Bedroom 1**  
4.9m x 3.3m / 16' 2" x 10' 8"

**Bedroom 2**  
3.2m x 2.5m / 10' 7" x 8' 4"



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## 11. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.2m x 3.5m / 17' 1" x 11' 5"

**Bedroom**  
4.2m x 3.2m / 14' 1" x 10' 6"

## 12. ONE BEDROOM FLAT

**Living Room and Kitchen**  
4.9m x 4.1m / 16' 0" x 13' 6"

**Bedroom**  
4.7m x 2.7m / 15' 4" x 9' 0"

## 14. TWO BEDROOM FLAT

**Living Room and Kitchen**  
4.4m x 4.1m / 14' 6" x 13' 4"

**Bedroom 1**  
3.8m x 3.3m / 12' 6" x 10' 8"

**Bedroom 2**  
3.8m x 2.8m / 12' 4" x 9' 4"

## 15. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.4m x 3.3m / 17' 8" x 10' 10"

**Bedroom**  
4.9m x 2.6m / 16' 1" x 8' 8"

## 16. TWO BEDROOM FLAT

**Living Room and Kitchen**  
4.4m x 4.3m / 14' 6" x 14' 2"

**Bedroom 1**  
4.0m x 2.4m / 13' 0" x 8' 0"

**Bedroom 2**  
4.4m x 3.0m / 14' 4" x 9' 9"

## 17. TWO BEDROOM FLAT

**Living Room and Kitchen**  
5.5m x 3.8m / 18' 2" x 11' 4"

**Bedroom 1**  
4.6m x 4.5 / 15' 2" x 14' 8"

**Bedroom 2**  
3.6m x 2.8m / 11' 10" x 9' 2"

## 18. TWO BEDROOM FLAT

**Living Room and Kitchen**  
5.3m x 4.4m / 17' 4" x 14' 5"

**Bedroom 1**  
5.0m x 2.6m / 16' 4" x 8' 6"

**Bedroom 2**  
3.3m x 2.5m / 10' 8" x 8' 1"



LEVEL 5

LEVEL 6

19. ONE BEDROOM FLAT

**Living Room and Kitchen**  
4.7m x 3.5m / 15' 6" x 11' 5"

**Bedroom**  
4.2m x 3.1m / 13' 8" x 10' 2"

20. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.5m x 4.2m / 18' 2" x 13' 9"

**Bedroom**  
4.1m x 2.7m / 13' 4" x 8' 10"

21. TWO BEDROOM FLAT

**Living Room and Kitchen**  
4.8m x 3.4m / 15' 8" x 11' 2"

**Bedroom 1**  
3.1m x 2.7m / 10' 1" x 9' 0"

**Bedroom 2**  
3.6m x 2.5m / 11' 9" x 8' 3"

22. ONE BEDROOM FLAT

**Living Room and Kitchen**  
5.1m x 3.4m / 16' 9" x 11' 0"

**Bedroom**  
5.1m x 2.7m / 16' 9" x 8' 9"

23. ONE BEDROOM FLAT

**Living Room and Kitchen**  
4.5m x 4.1m / 14' 10" x 13' 5"

**Bedroom**  
4.5m x 3.3m / 14' 1" x 11' 0"

24. TWO BEDROOM FLAT

**Living Room and Kitchen**  
5.8m x 3.7m / 19' 0" x 12' 3"

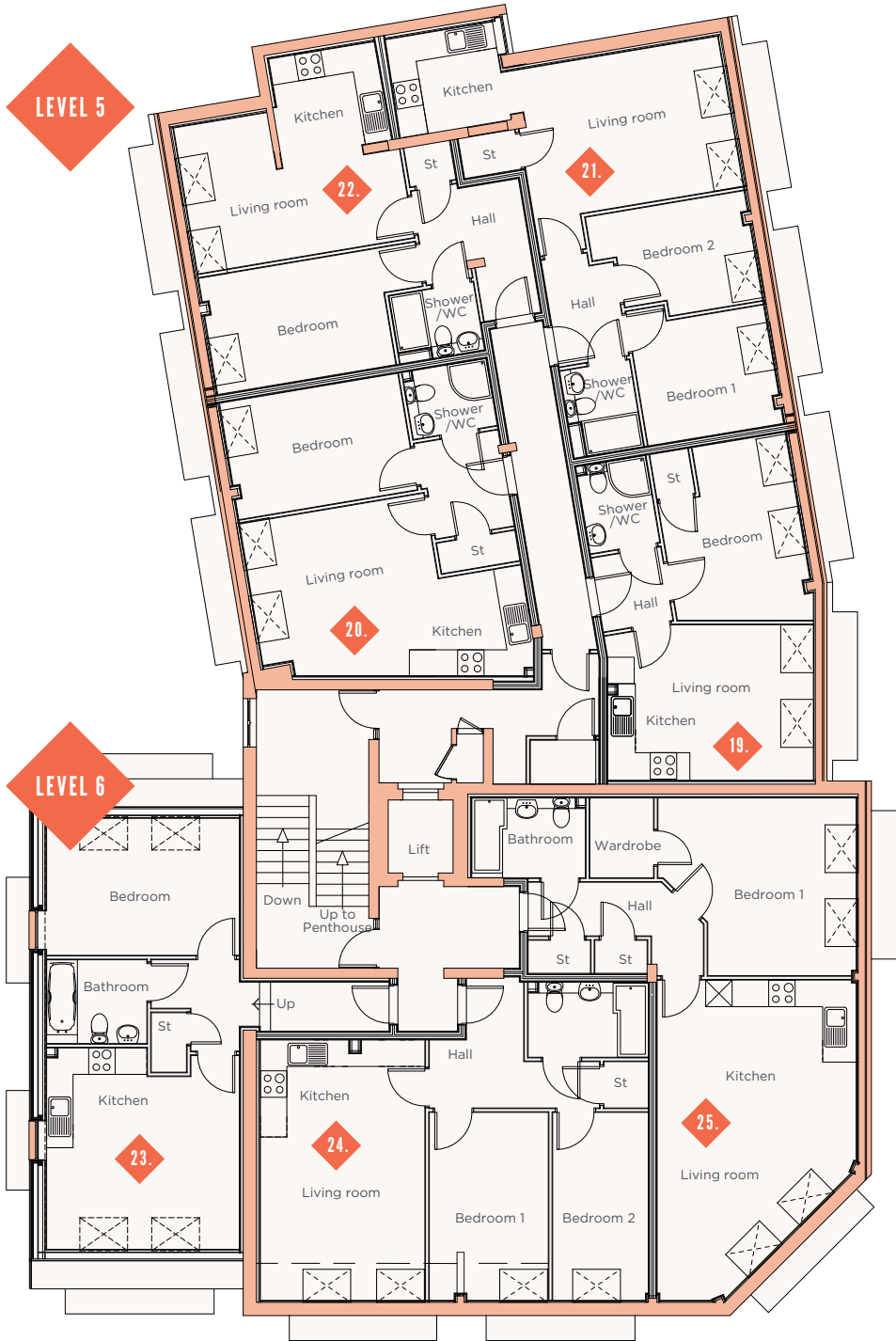
**Bedroom 1**  
4.2m x 2.7m / 13' 8" x 8' 11"

**Bedroom 2**  
4.2m x 2.1m / 13' 8" x 7' 0"

25. ONE BEDROOM FLAT

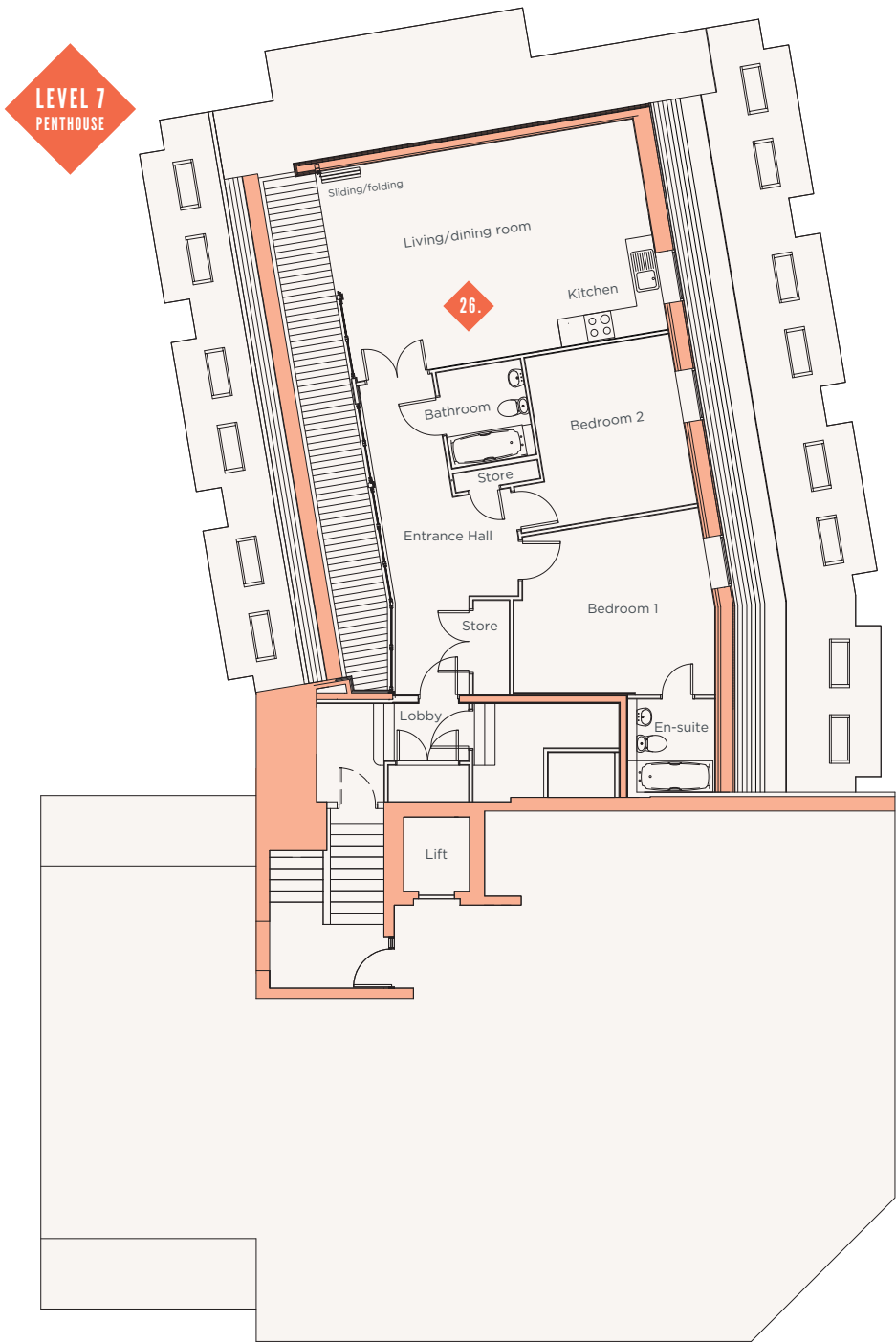
**Living Room and Kitchen**  
7.2m x 4.5m / 23' 8" x 14' 7"

**Bedroom**  
4.5m x 4.0m / 14' 7" x 13' 0"



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LEVEL 7 PENTHOUSE



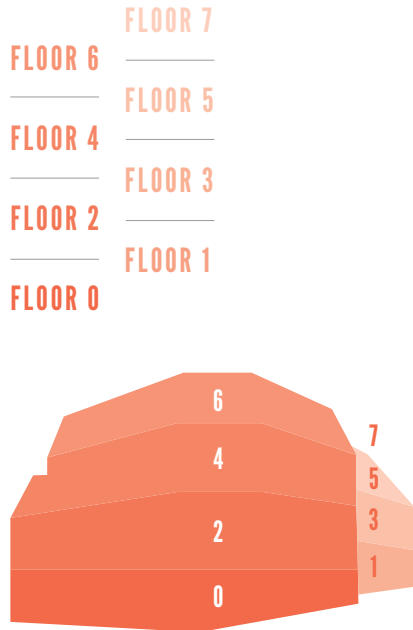
**Notes:** Dimensions are taken from construction drawings, should be taken as indicative only and verified on site. Dimensions measure the longest dimension of irregular shaped rooms.

26. TWO BEDROOM FLAT

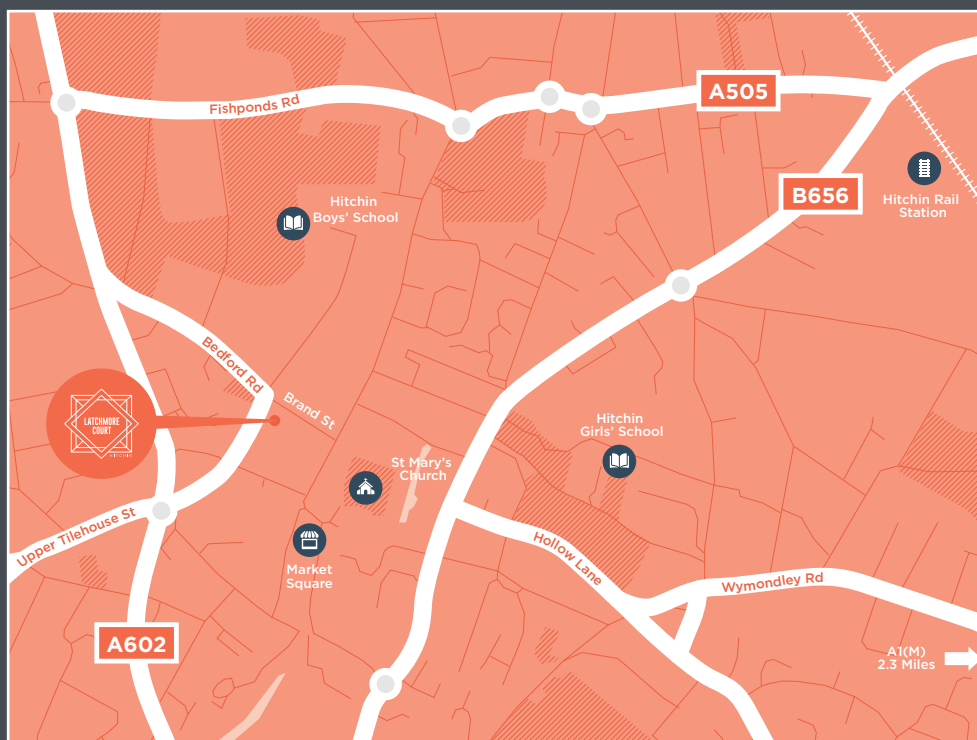
**Living Room and Kitchen**

**Bedroom 1**

**Bedroom 2**







### Latchmore Court

Brand Street, Hitchin, Hertfordshire SG5 1DY



Country Properties  
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Property Consultants & Developers  
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