



Johnson Place

65 Walsworth Road, HITCHIN,
Hertfordshire, SG4 9FJ

Guide Price £310,000

country
properties

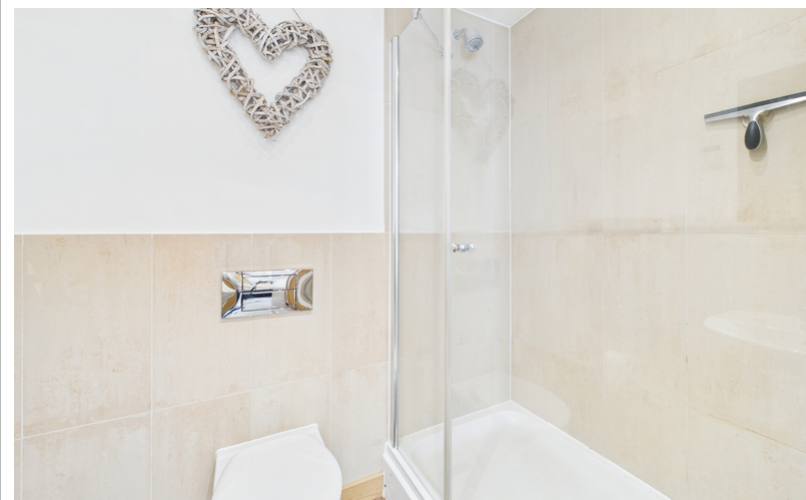
Situated in an ideal position for Hitchin Railway Station, this modern two bedroom first floor apartment is offered to the market with no onward chain and benefits from secure gated underground parking and a recently renewed lease.

Accommodation comprises an entrance hall with access to the open plan living area and kitchen, two double bedrooms, and a contemporary bathroom. The bright living space, complete with an open plan kitchen, features integrated appliances and rear aspect windows overlooking the well maintained communal gardens. The property further offers a generous principal bedroom with fitted wardrobes and an en suite shower room, along with a second double bedroom and a modern family bathroom.

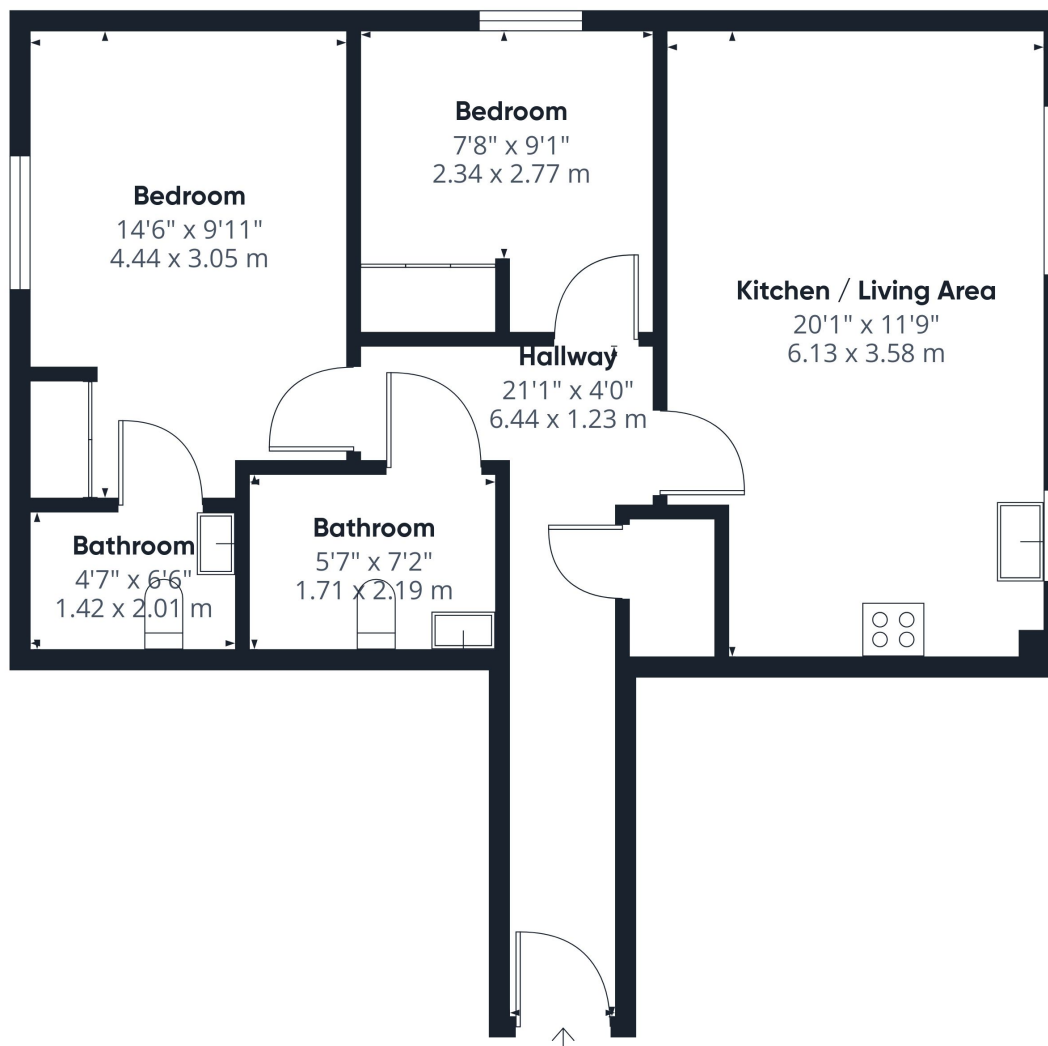
We are advised by the vendor that the lease has recently been extended and now has approximately 200 years remaining. The property is subject to an annual service charge of £2,100, with no ground rent payable.

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.

- First floor apartment, ideally located within easy reach of the station
- Two Double Bedrooms
- Primary bedroom with ensuite
- Secure underground parking
- No onward chain
- 0.1 miles, 2 min walk to Hitchin train station (as per Google maps)
- 0.5 miles, 11 min walk to the town centre (as per Google maps)
- Recently renewed lease





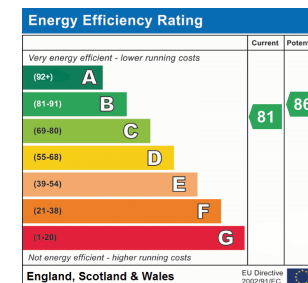


Approximate total area⁽¹⁾
654 ft²
60.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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