



# The Maples

Hitchin,  
Hertfordshire, SG4 9HA  
**£225,000**

country  
properties



We are delighted to present this spacious one bedroom ground floor apartment which is located at the bottom of this highly sought after quiet cul-de-sac. The property is ideally situated within its block offering a corner position so allowing plenty of light and being not over looked. The accommodation comprises of an entrance hall with large storage cupboard, spacious living room with sliding patio doors onto the well maintained communal gardens, separate kitchen/dining room, double bedroom and three piece bathroom suite.

Outside there are lovely communal gardens, a garage in block as well as ample residents parking.

We have been advised by the vendor that the remaining Lease on the property is 138 years, with a Service Charge of £990 per annum along with a peppercorn Ground Rent.

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.

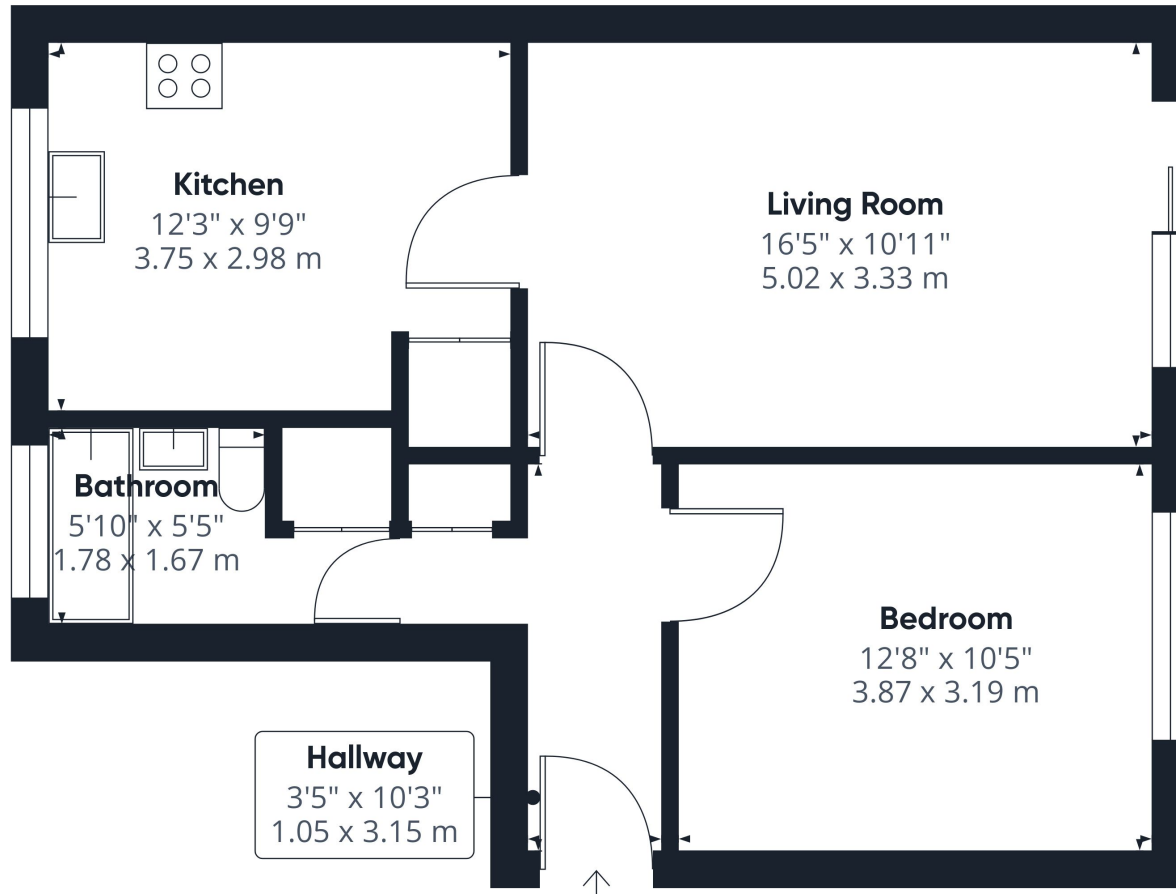
- One bedroom ground floor apartment
- Well presented throughout
- Patio doors onto communal gardens
- Garage in block and ample parking
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 30 min walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN









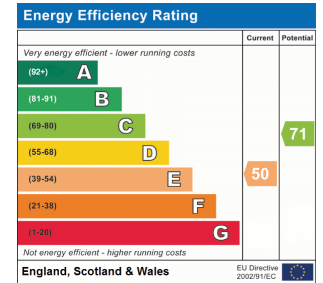


Approximate total area<sup>(1)</sup>  
551.14 ft<sup>2</sup>  
51.2 m<sup>2</sup>

(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.

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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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