



Redoubt Close

Hitchin,
Hertfordshire, SG4 0FP
Guide Price £210,000

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Situated within the well maintained and popular Redoubt Close development, this spacious two bedroom top floor apartment offers comfortable and convenient living within easy reach of Hitchin town centre and mainline railway station.

The property features well proportioned accommodation throughout, including a bright and airy living space, separate kitchen, two bedrooms and a bathroom. Residents benefit from attractive communal gardens, allocated parking and additional visitor parking.

We have been advised by the vendor that the remaining lease on the property is 125 years from 25 March 1999, with a Service Charge of £1,112.03 per annum and a Ground Rent of £200 also paid per annum.

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.

- Two bedroom apartment
- Top floor
- Open plan living and dining room
- Allocated parking and ample visitors parking
- Popular development - walking distance to town centre and station
- 0.7 miles, 16 mins walk to Hitchin town centre (as per Google Maps)
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 51.2 sq m / 551 sq ft

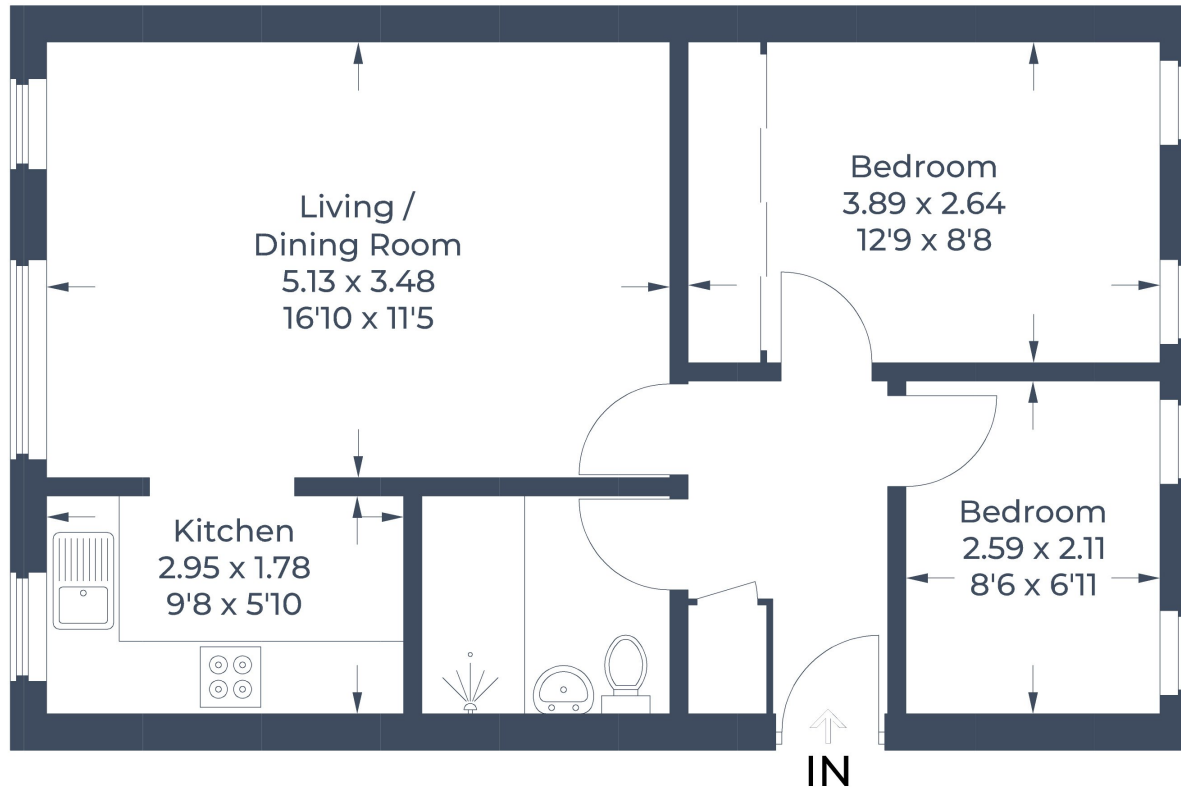


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	67	73
	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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