



Lyon Court

Walsworth Road , Hitchin, Hitchin,
Hertfordshire , SG4 9SX

Guide Price £400,000

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Situated in an enviable position just moments from Hitchin train station, this modern and immaculately presented two bedroom ground floor apartment offers spacious, contemporary living.

The property boasts a generous open plan living space, seamlessly combining lounge, kitchen and dining areas to create a bright and sociable environment. The modern fitted kitchen is well appointed with quality units and ample worktop space, complemented by a large window allowing plenty of natural light to flood the room. The spacious primary bedroom features fitted wardrobes and a stylish ensuite shower room. The second double bedroom also benefits from fitted storage and its own modern ensuite bathroom. Further benefits include a welcoming entrance hall and a convenient separate WC.

Externally, the property offers the added advantage of secure, gated underground parking with an allocated space, providing both convenience and peace of mind.

We have been advised by the vendor that the remaining lease on the property is 125 years from 2013, with an annual Service Charge of £1764.24 and a Ground Rent of £350 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.

- Spacious ground floor apartment
- Two double bedrooms
- Two ensuite bathrooms
- Modern finishes throughout
- Secure Allocated parking
- 0.6 miles, 12 mins walk to Hitchin town centre (as per Google maps)







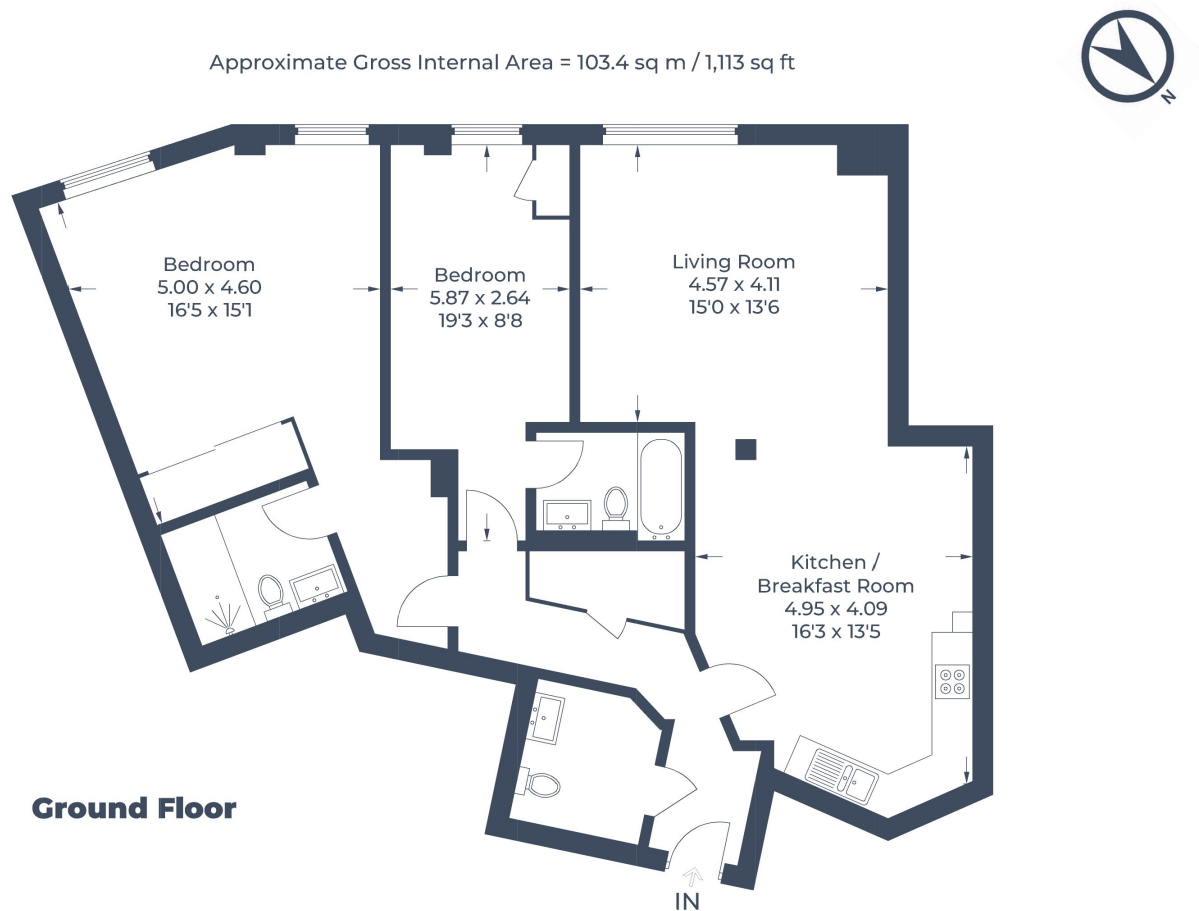


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measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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