



Westbrook Court

Stevenage Road, Hitchin,
Hertfordshire, SG4 9DH
Guide Price £230,000

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Enjoying a convenient position within easy reach of Hitchin's vibrant town centre, this well-presented two bedroom top floor apartment offers bright, well-proportioned accommodation and is offered to the market with the added benefit of no onward chain.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall leading through to a spacious open-plan living area, providing the perfect space for both relaxing and entertaining. The modern fitted kitchen complements the living space, while there are two bedrooms, including a generous principal double bedroom and a versatile second bedroom, ideal as a guest room, nursery or home office. A well-appointed bathroom completes the accommodation and features a bath with shower attachment, wash hand basin and WC.

Outside, the property enjoys attractive communal gardens, creating a pleasant outdoor setting, together with allocated residents' parking and additional visitor parking for added convenience.

We have been advised by the vendor that the remaining lease on the property is 960 years and has an Service Charge of approx. £1,771.76 per annum. There are no Ground Rent or Maintenance Fees associated with the lease.

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.

- Top floor apartment
- Two bedrooms
- No onward chain
- Residents and visitors parking
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 25 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 41.1 sq m / 442 sq ft

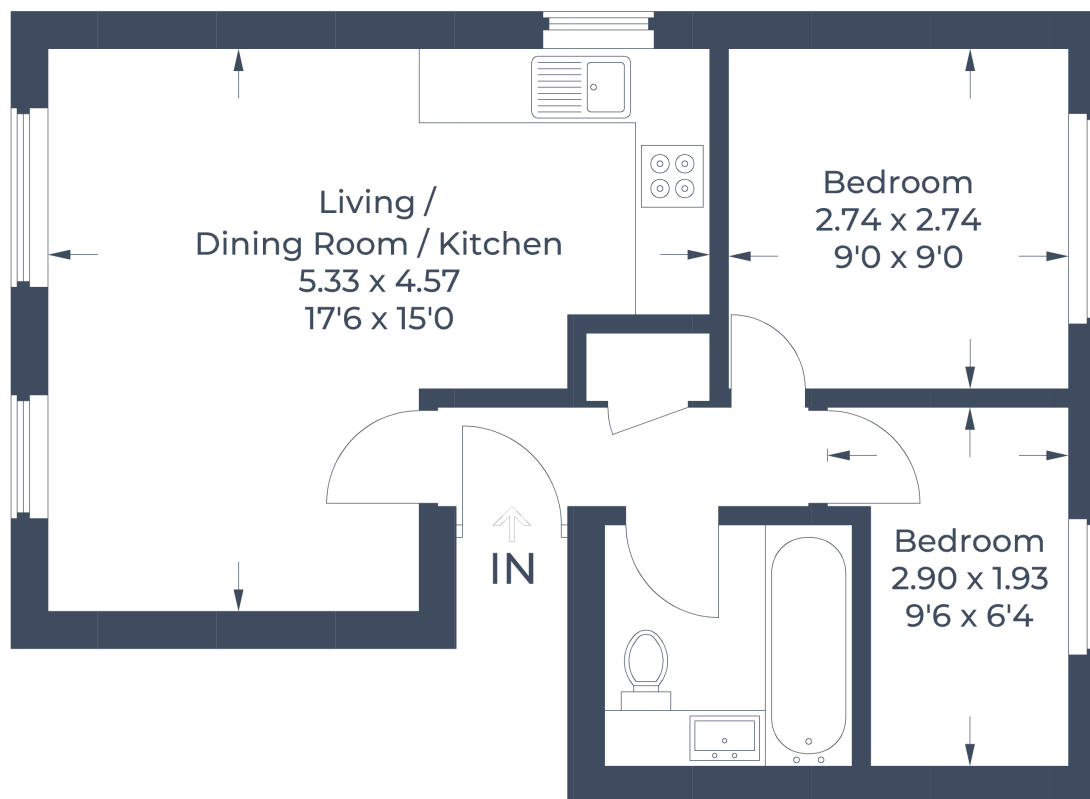


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C		76	76
(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

Country Properties | 81, Hermitage Road | SG5 1DB
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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