



# Woodcote House

11, Queen Street, Hitchin,  
Hertfordshire, SG4 9TL

**Guide Price £260,000**

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This spacious first floor duplex apartment enjoys a highly convenient town centre location in the heart of Hitchin, placing a wide range of shops, restaurants, cafés and transport links just a short walk away.

The property features a modern fitted kitchen/diner with direct access to a private balcony, creating an ideal space for both everyday living and entertaining. Stairs lead down to a spacious living room, three well-proportioned bedrooms and a family bathroom.

Externally, residents benefit from communal parking and the added advantage of a single garage, providing useful storage and secure parking.

We have been advised by the vendor that the property is held on a 125-year lease commencing on 24 June 2001, with approximately 100 years remaining on the lease. There is an Annual Service Charge of £2,106.48 paid quarterly which includes maintenance charges.

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.

- Three bedrooms
- Duplex apartment
- Good condition throughout
- Residents parking
- Town centre location
- 0.7 miles, 13 min walk to Hitchin train station (as per Google Maps)
- 0.1 mile, 2 min walk to Hitchin town centre (as per Google Maps)







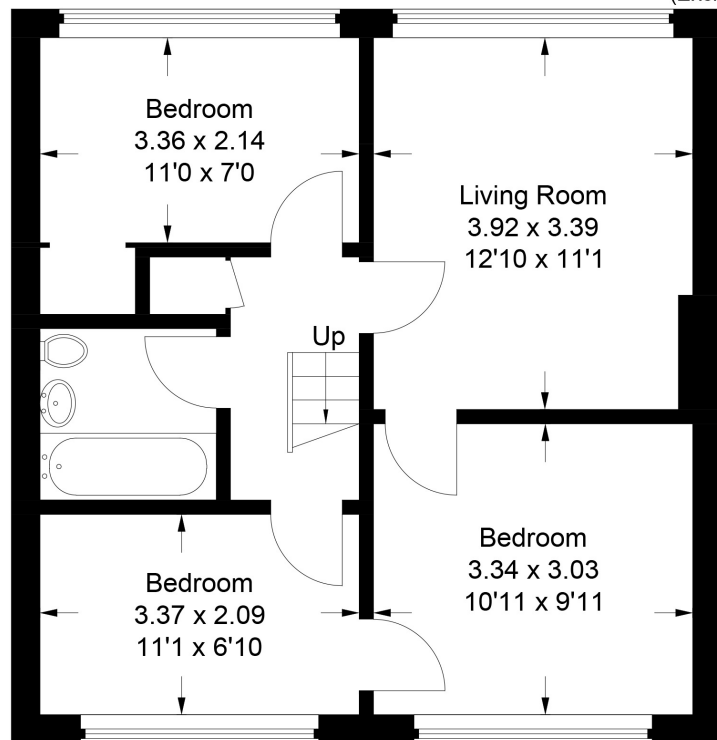




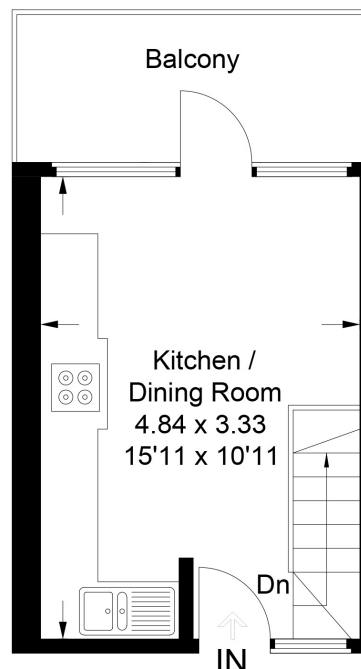


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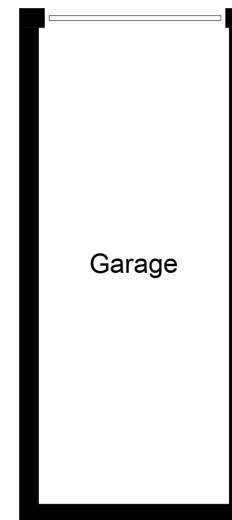
Approximate Gross Internal Area  
Ground Floor = 48.6 sq m / 523 sq ft  
First Floor = 16.2 sq m / 174 sq ft  
Total = 64.8 sq m / 697 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 73                      | 73        |
| (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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