



Lyon Court

Walsworth Road, HITCHIN,
Hertfordshire, SG4 9SX
Guide Price £260,000

country
properties

A spacious and modern one-bedroom top floor apartment situated within the popular and conveniently located Lyon Court development, just a short walk from Hitchin town centre and within easy reach of Hitchin train station.

The property offers well presented accommodation comprising a generous open-plan kitchen and living area, creating a bright and sociable space. The bedroom benefits from a modern ensuite bathroom, with a further separate WC providing additional convenience. Further benefits include large storage space, allocated secure parking, an entry phone system and the excellent transport links and amenities that Hitchin has to offer.

We have been advised by the vendor that the property is held on a 125-year lease commencing on 29 July 2013, with approximately 112 years remaining. The annual service charge is £1,733.38, payable half-yearly, and the ground rent is £300 per annum, also payable half-yearly.

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.

- Modern well presented apartment
- Top floor apartment with lift
- Open plan kitchen and living area
- Spacious double bedroom
- Secure gated underground Parking
- One minute walk to Hitchin mainline train station
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾

758 ft²
70.3 m²

Reduced headroom

34 ft²
3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
	83	83

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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