



Johnson Place

65 Walsworth Road, Hitchin,
Hertfordshire, SG4 9FJ

Guide Price £325,000

country
properties

A well-presented two-bedroom ground floor apartment, ideally situated within easy walking distance of Hitchin town centre and Hitchin train station.

The property offers well-proportioned accommodation, with a modern open-plan kitchen and living area providing a bright and sociable space. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by the main bathroom.

Externally, the apartment benefits from a decking area, providing a pleasant outdoor space, along with access to a communal garden. Further benefits include secure underground allocated parking.

The location is particularly convenient for commuters, with Hitchin train station approximately 0.1 miles away, a two-minute walk, while Hitchin town centre is approximately 0.5 miles away, an 11-minute walk, both distances as per Google Maps.

The property would make an excellent first-time purchase, investment or home for a professional couple.

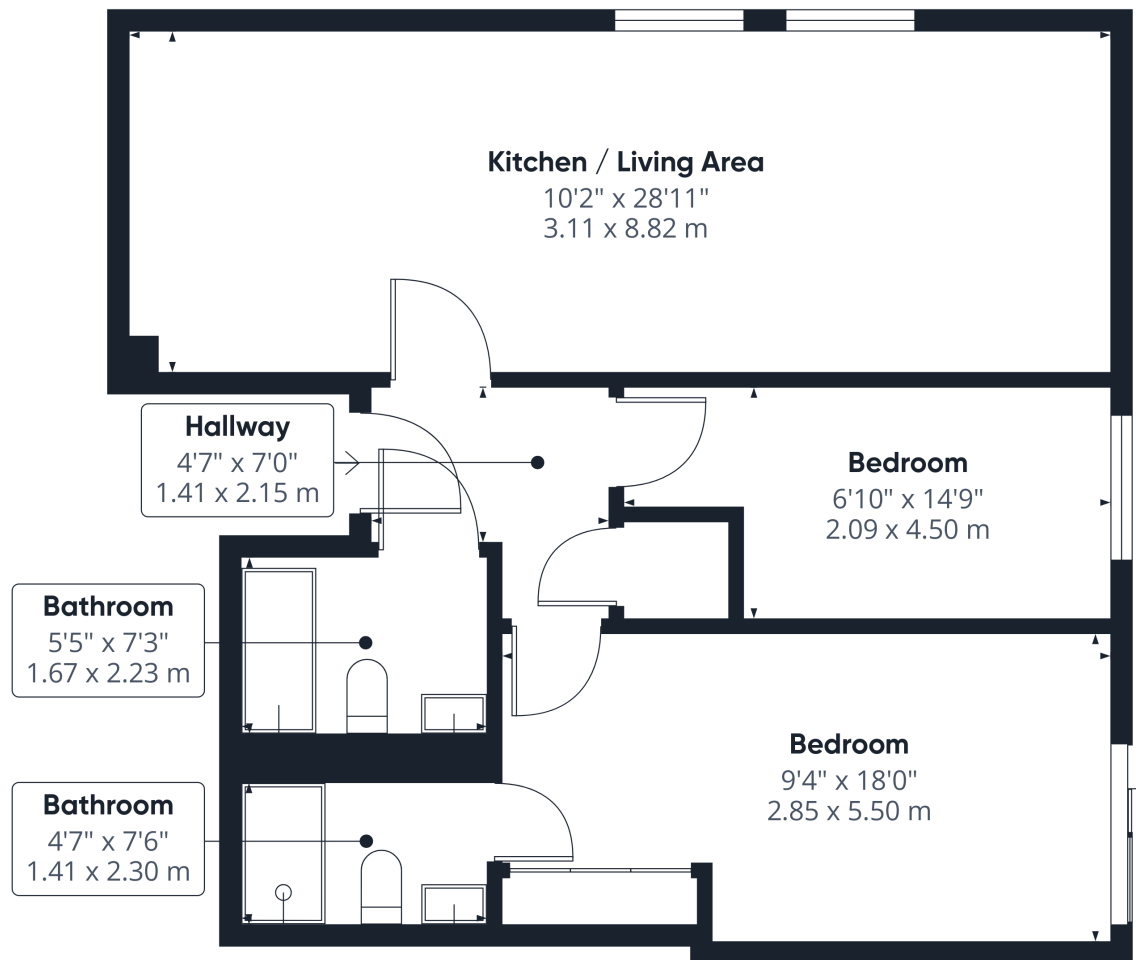
We have been advised by the vendor that the original lease was extended in 2024 to a term of 215 years. The property therefore has approximately 212 years remaining on the lease. The ground rent is a peppercorn, and the current service charge is £226.89 per month (£2,722.68 per annum).

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.

- A well presented ground floor apartment
- Two good sized bedrooms
- En suite to principal bedroom
- Open plan kitchen and living area
- Decking area
- Secure underground allocated parking and entry phone system
- 0.1 miles, 2 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 11 min walk to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾
685 ft²
63.6 m²

(1) Excluding balconies and terraces

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

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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	76	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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