



Stevenage Road

Hitchin,
Hertfordshire, SG4 9DW
Guide Price £280,000

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Spacious Two Double Bedroom Purpose-Built Apartment with Large Balcony

Situated in the highly sought-after South Hitchin area and within the popular SG4 9 postcode, this impressive purpose-built apartment offers generous and versatile accommodation, complemented by a fabulous large balcony and allocated parking.

The property provides two excellent double bedrooms, making it an ideal home for a family, professional couple or those looking for additional space for guests or home working. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom.

At the heart of the apartment is a spacious living room, providing a comfortable space for relaxing and entertaining, while the kitchen/diner offers an ideal setting for everyday dining and socialising.

One of the property's standout features is the large private balcony, providing an excellent outdoor extension to the living accommodation. There is ample room for a BBQ, table and chairs, making it a fantastic space for entertaining or simply enjoying some fresh air during the warmer months.

Further benefits include an allocated parking space, together with visitor parking available for guests.

We have been advised by the vendor that the property has approximately 125 years remaining on the lease. The service charge is £1,300.79, payable twice yearly in January and July, and the ground rent is £250 per annum.

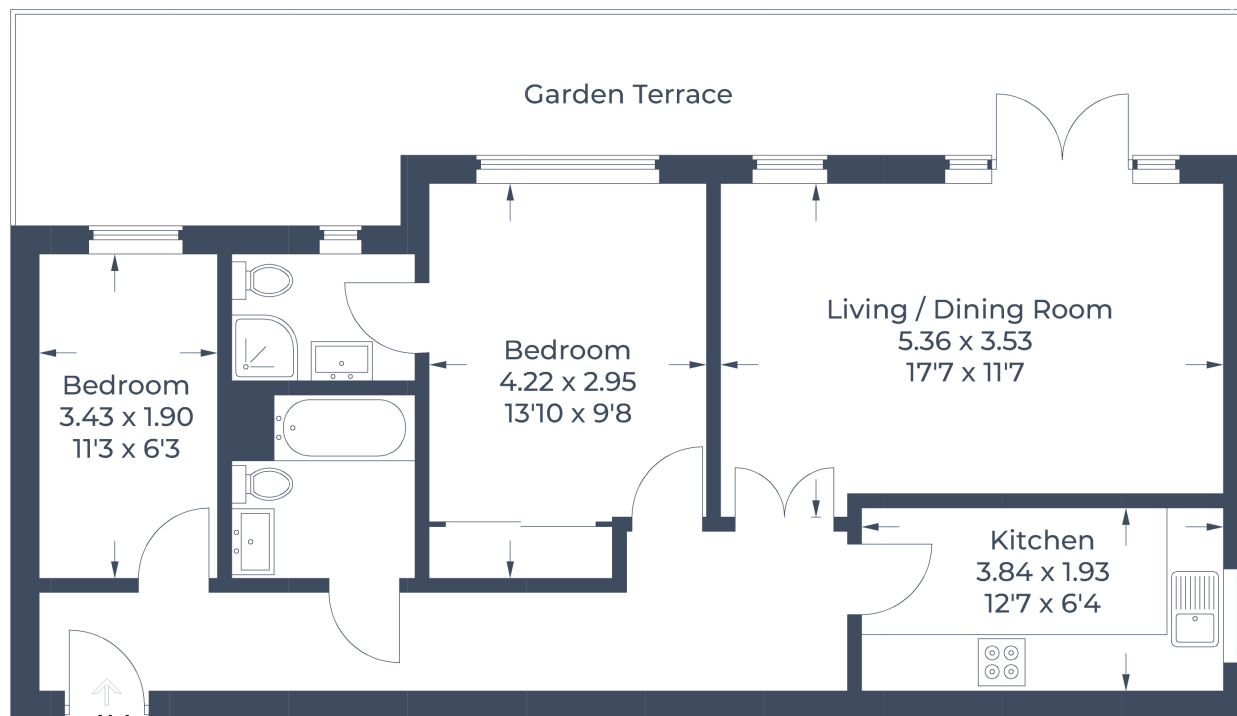
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 purpose built apartment
- Two double bedrooms
- Principal bedroom with en suite
- Family bathroom
- Generous living room
- Fabulous large balcony
- Allocated parking space and visitor parking
- Sought-after SG4 9 postcode
- 1.2 miles, 28 mins walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 20 mins walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 65.3 sq m / 703 sq ft



Ground Floor

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	79
(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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