

Greenfield Avenue

Ickleford, Hitchin,
Hertfordshire, SG5 3XR

Guide Price £144,000

country properties

An excellent opportunity to purchase a 60% share of this modern and well-presented one bedroom ground floor maisonette, offering spacious and practical accommodation throughout.

Situated within a small block of just four maisonettes, this well-presented property offers a welcoming entrance hall with useful storage cupboards, leading through to an open-plan living room and kitchen, fitted with a range of modern units. The living area provides direct access to the enclosed communal rear garden. The accommodation is completed by a spacious double bedroom and a contemporary bathroom, finished to a high standard.

Externally, the property enjoys access to the communal rear garden and benefits from two allocated parking spaces.

We have been informed by the vendor that the remaining lease on the property is 118 years. With a Service Charge of approx. £275 per annum. Shared Ownership rent £288 per month (includes monthly service charge).

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.

- 60% shared ownership
- Ground floor maisonette
- Modern fitted kitchen and bathroom
- Two allocated parking spaces
- Direct access onto enclosed garden
- 1.6 miles, 37 mins walk to Hitchin town centre (as per Google maps)
- 1.9 miles, 43 mins walk to Hitchin train station (as per Google maps)





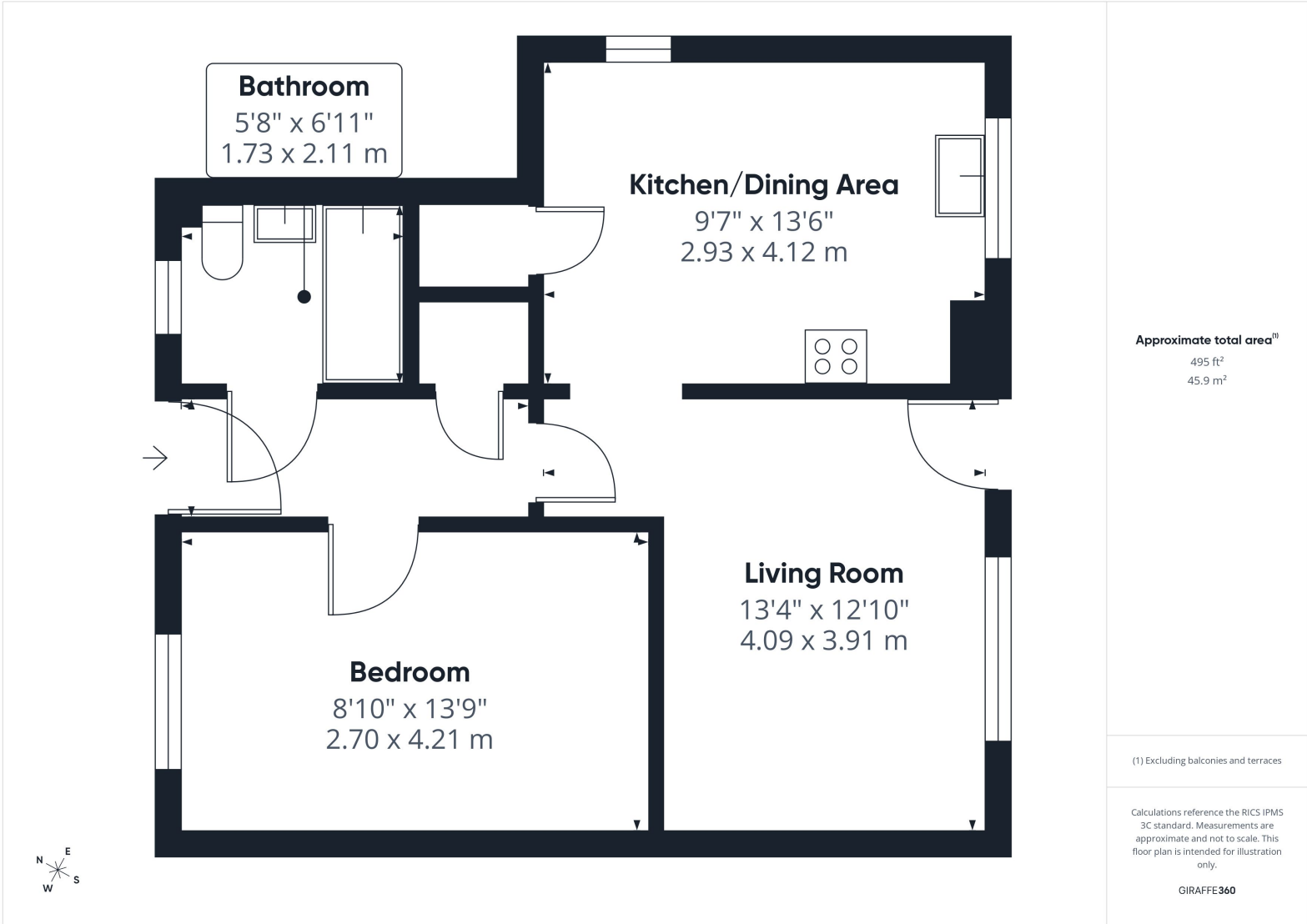












Approximate total area(1)

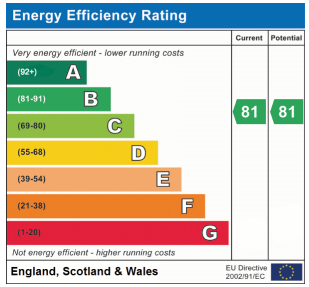
495 ft²

45.9 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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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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