

Royal Quarter

98 Ickleford Road, Hitchin,
Hertfordshire, SG5 1TF

Guide Price £315,000

country properties

Positioned on the second floor of the highly sought-after Royal Quarter development, this spacious and well presented two bedroom apartment enjoys an enviable location within easy reach of both Hitchin town centre and the mainline railway station.

The accommodation is thoughtfully arranged and comprises an entrance porch leading through to a welcoming hallway, a bright and spacious living room featuring a charming Juliet balcony, and a separate contemporary fitted kitchen.

The impressive primary bedroom benefits from fitted wardrobe space and a modern en-suite shower room, whilst the second double bedroom is served by a stylish family bathroom.

Further benefits include allocated parking for this popular residential development.

We have been advised by the vendor that the remaining lease on the property is 104 years, with a Service Charge of £2,523.61 per annum, payable in two instalments (October–March and April–September), and a Ground Rent of £125 per annum.

Hitchin is a charming medieval market town, renowned for its beautiful Tudor and Georgian architecture, particularly around its picturesque market square. The town offers an excellent range of independent shops, cafés, restaurants and pubs, together with a swimming pool, football club, two theatres and highly regarded primary and secondary schools. Hitchin also benefits from a mainline railway station providing fast and direct services to London King's Cross and Cambridge.

- Second floor apartment
- Two double bedrooms
- Modern fitted kitchen and bathrooms
- Allocated parking
- 0.7 miles, mins walk to Hitchin train station (as per Google Maps)
- 0.2 miles, 2 min walk to Hitchin town centre (as per Google Maps)





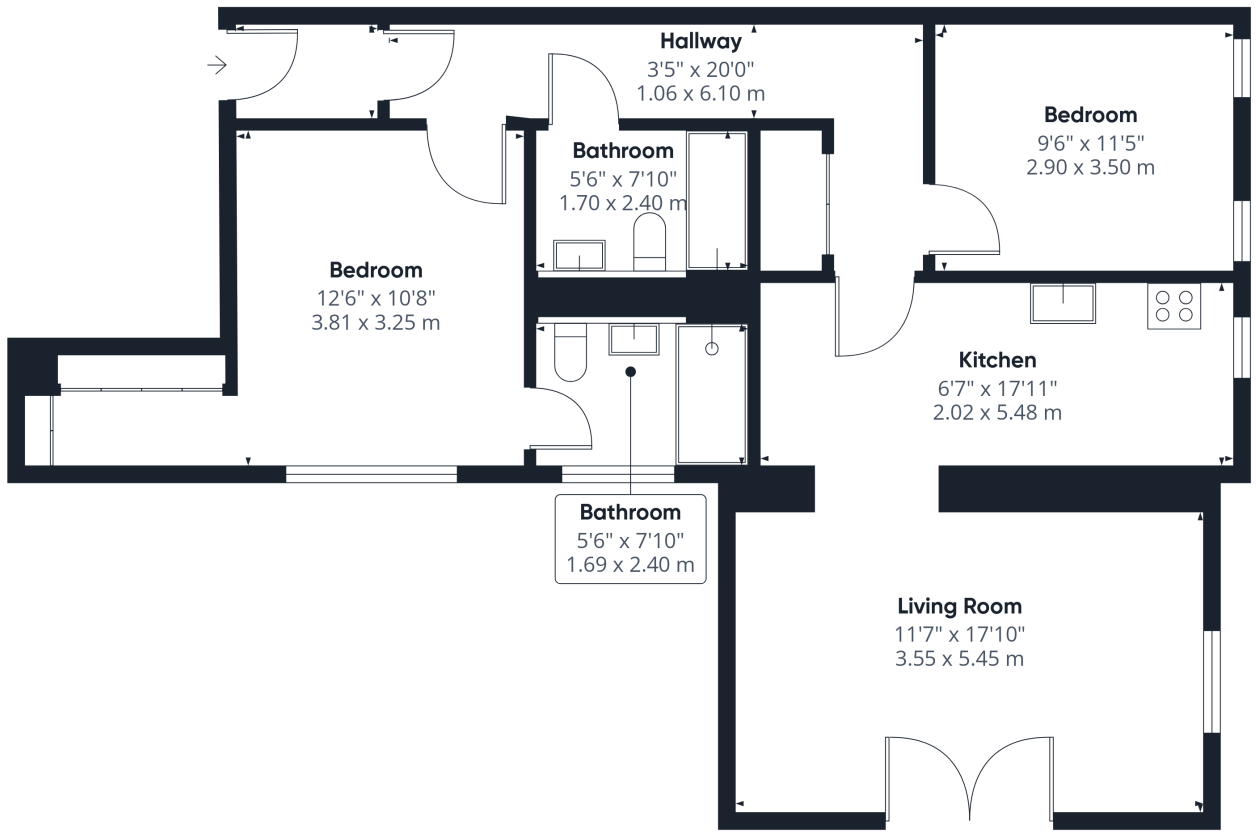












Approximate total area(1)

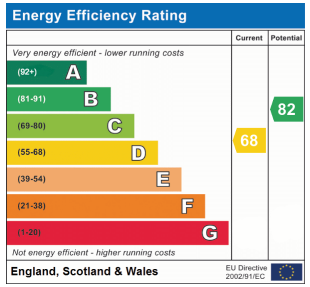
838 ft²

77.8 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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