



PUTTERILLS

est. 1992



**£1,450 Per Month**  
**Cooks Way**  
Hitchin, SG4 0BW

## PROPERTY SUMMARY

Nestled in the charming town of Hitchin, this delightful apartment on Cooks Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for couples, small families, or those seeking a peaceful retreat. The apartment features a spacious reception room, providing a welcoming space for relaxation and entertaining guests.

The property boasts two modern bathrooms, ensuring that both residents and visitors enjoy ample facilities. This thoughtful layout enhances the overall living experience, making daily routines more manageable and enjoyable.

For those with a vehicle, the apartment includes parking for one car, a valuable asset in this bustling area. The location is not only convenient for commuting but also offers easy access to local amenities, parks, and the vibrant community that Hitchin is known for.

This apartment presents an excellent opportunity for anyone looking to settle in a picturesque town with a rich history and a friendly atmosphere.

2



2



1









## The Foundry, Cooks Way, SG4

Approximate Area = 69.02 sq m / 743 sq ft

Second Floor

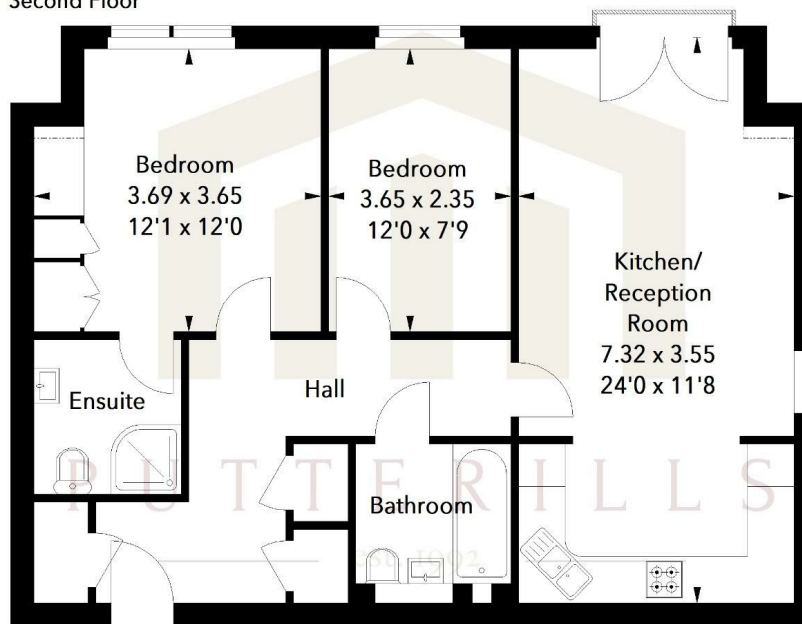


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

**LOCAL AUTHORITY**  
North Herts Council

**TENURE**

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 72                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

Hill House 1 St Albans Road  
Codicote  
SG4 8UT

### OFFICE DETAILS

01462 419333  
lettings@putterills.co.uk  
www.putterills.co.uk