

## **PROPERTY SUMMARY**

Exceptionally well presented, this fabulous two-bedroom apartment offers spacious and stylish accommodation throughout. On the top floor, this generous accommodation comprises an entrance hall, open-plan living/kitchen with a Juliet balcony, a modern bathroom, and two double bedrooms with a principal en-suite. This apartment has been recently re-decorated.

The property benefits from allocated parking and is within easy reach of the mainline train station, local amenities, and Hitchin town centre.

Hitchin is on the London Kings Cross east coast mainline, and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge 33 minutes, and to Peterborough 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities, and places of worship.

2



2



1









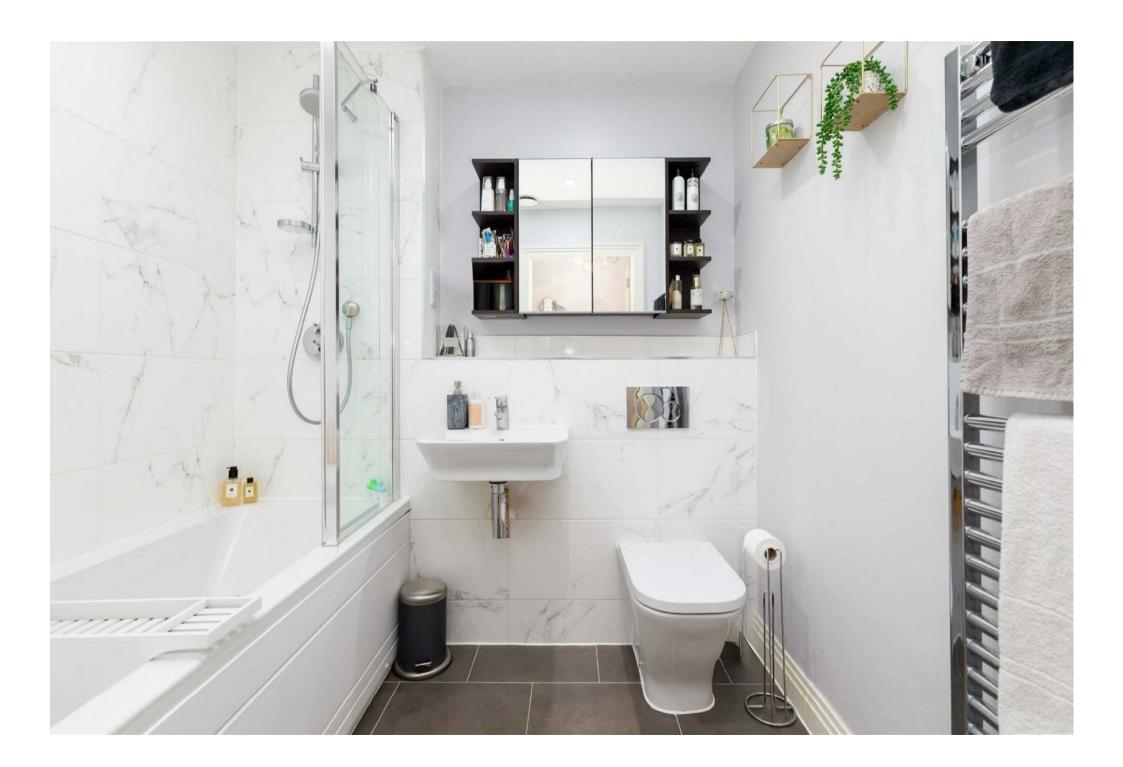






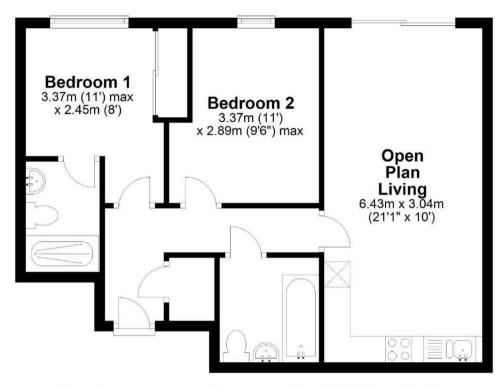






# **Second Floor**

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

### **LOCAL AUTHORITY**

North Hertfordshire

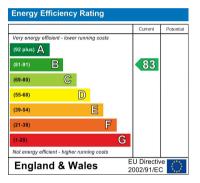
#### **TENURE**

## **COUNCIL TAX BAND**

В

### **VIEWINGS**

By prior appointment only



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**

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#### **OFFICE DETAILS**

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