



PUTTERILLS

est. 1992

£1,850

Queen Street

Hitchin, SG4 9TY

PROPERTY SUMMARY

This beautifully presented and exceedingly spacious split level apartment offers accommodation extending in excess of 1100 sq ft. The large windows, high ceilings in the living area and neutral decor add to the spacious feel of the property. The spacious accommodation includes large entrance hallway with shower room off leading to a stunning open plan kitchen/sitting/dining area. The kitchen includes integrated appliances and a sink/drain unit by the designer Phillip Stark. The living area has high ceiling with doors opening onto a large terrace. For practicality there is a large utility room. On the first floor there are three double bedrooms, dressing area with built in wardrobes and large bathroom. There is parking allocated for one car.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and 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, pubs, restaurants, leisure facilities and places of worship.

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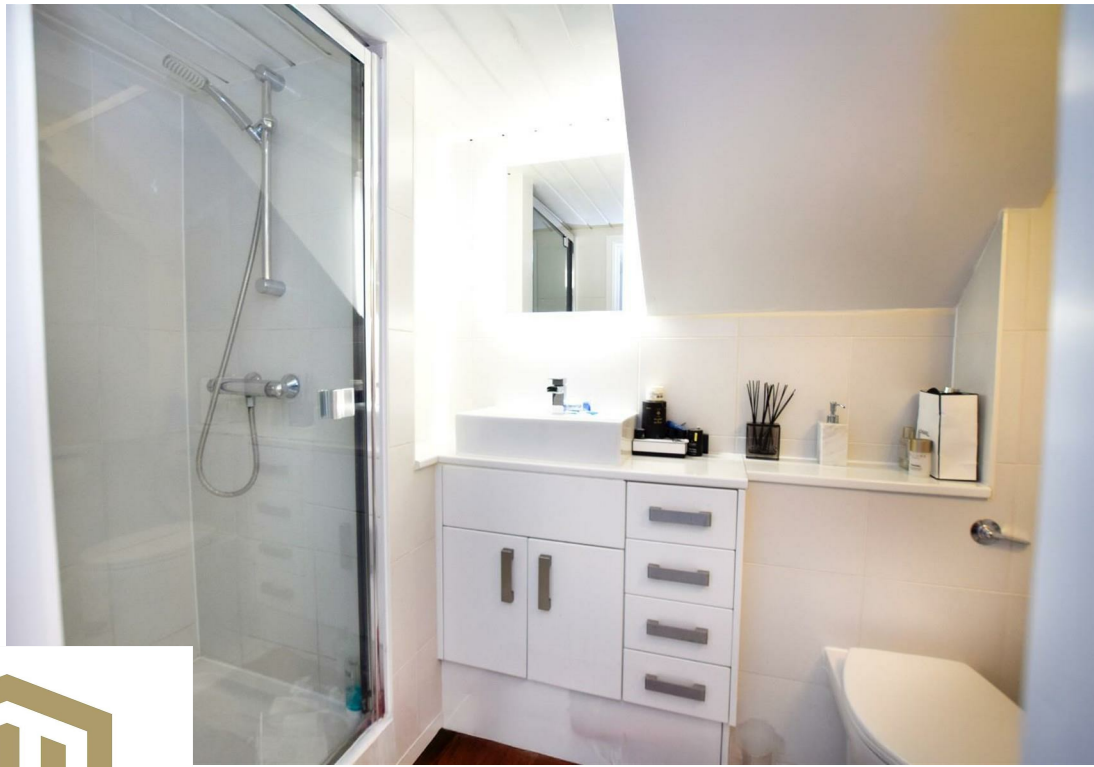


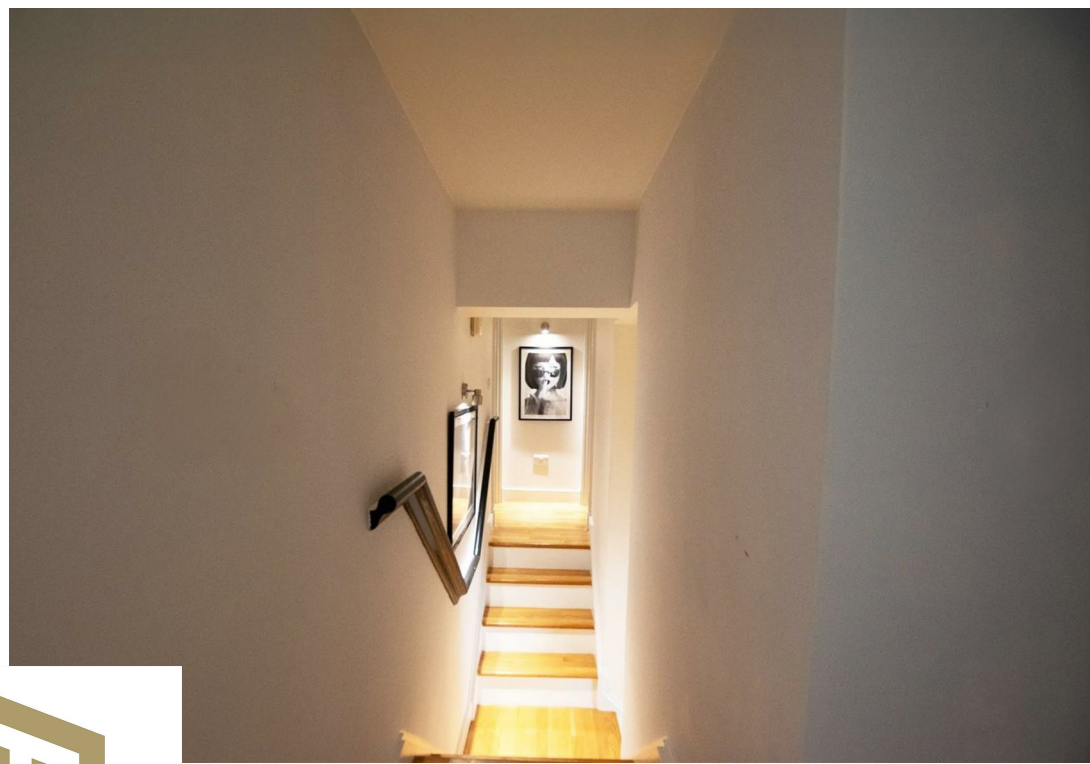
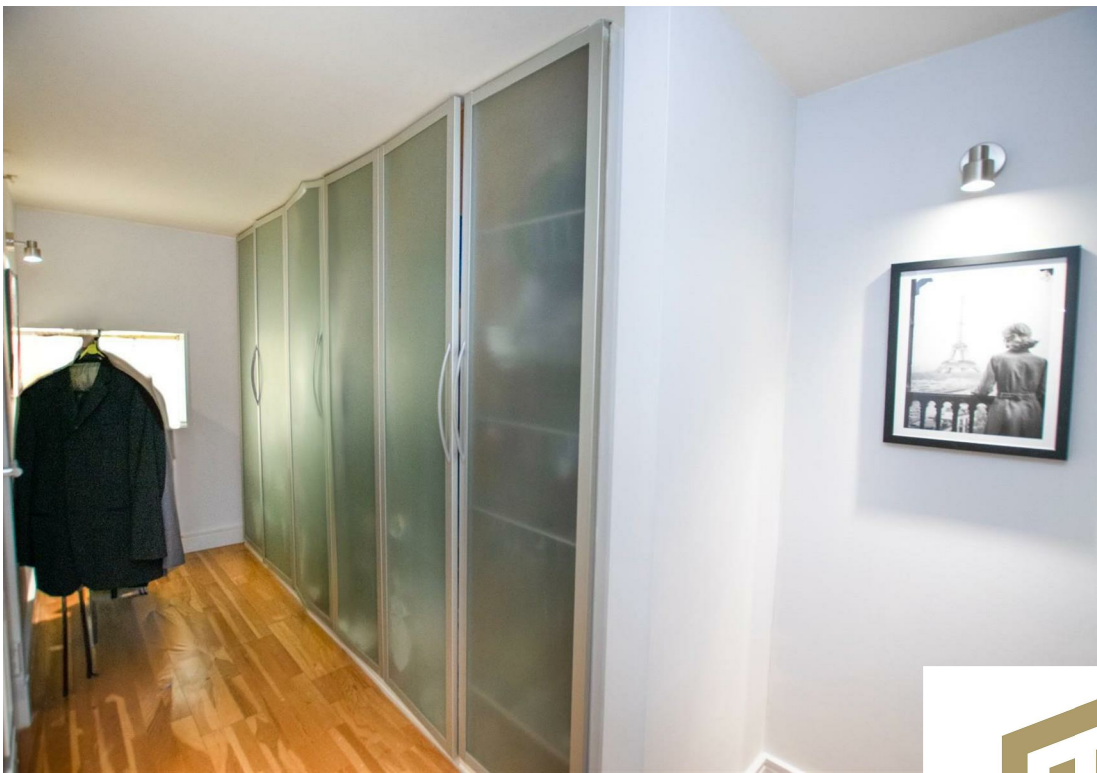
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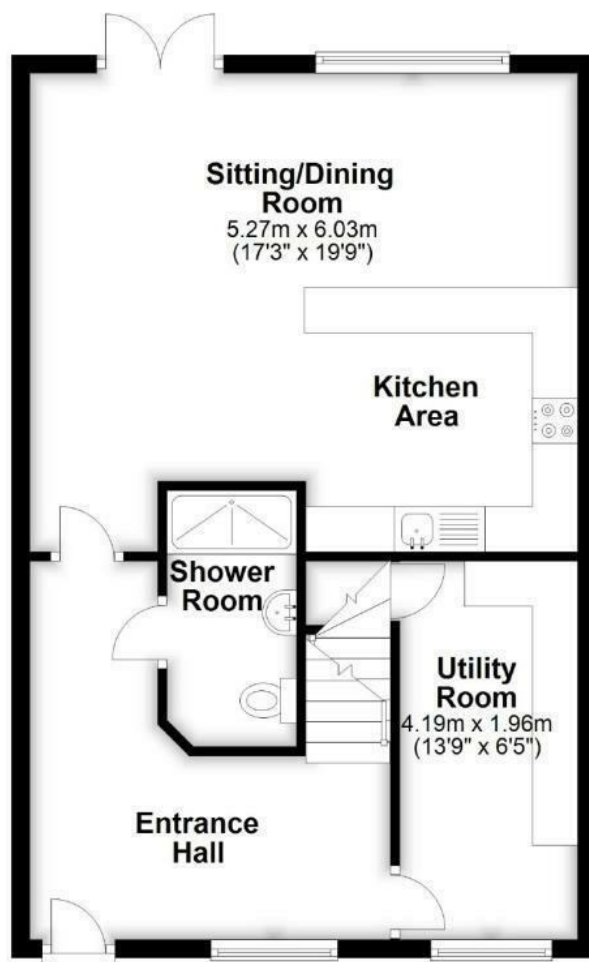






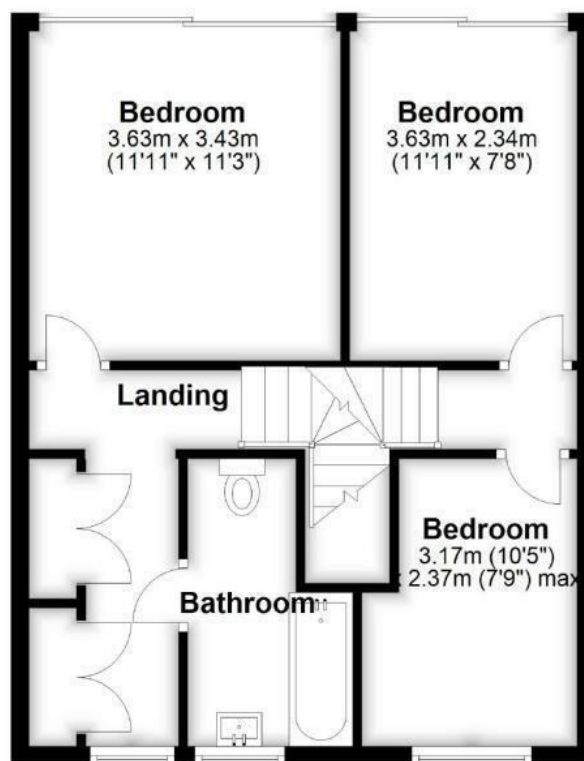
Second Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Third Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



Total area: approx. 104.4 sq. metres (1123.2 sq. feet)

LOCAL AUTHORITY

North Hertfordshire

TENURE

COUNCIL TAX BAND

D

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		
(55-68) D	71	79
(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



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