



**£975 PCM**  
**Sun Street**  
Hitchin, SG5 1AE



## PROPERTY SUMMARY

Situated in a superb central location in this Grade II listed Georgian building. Recently refurbished one bedroom apartment on the first floor seamlessly blending charming character features such as high ceilings and sash windows with more modern amenities including re-fitted kitchens and bathrooms. On site parking is available at an additional cost if required.

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, schools, pubs, restaurants, leisure facilities and places of worship.

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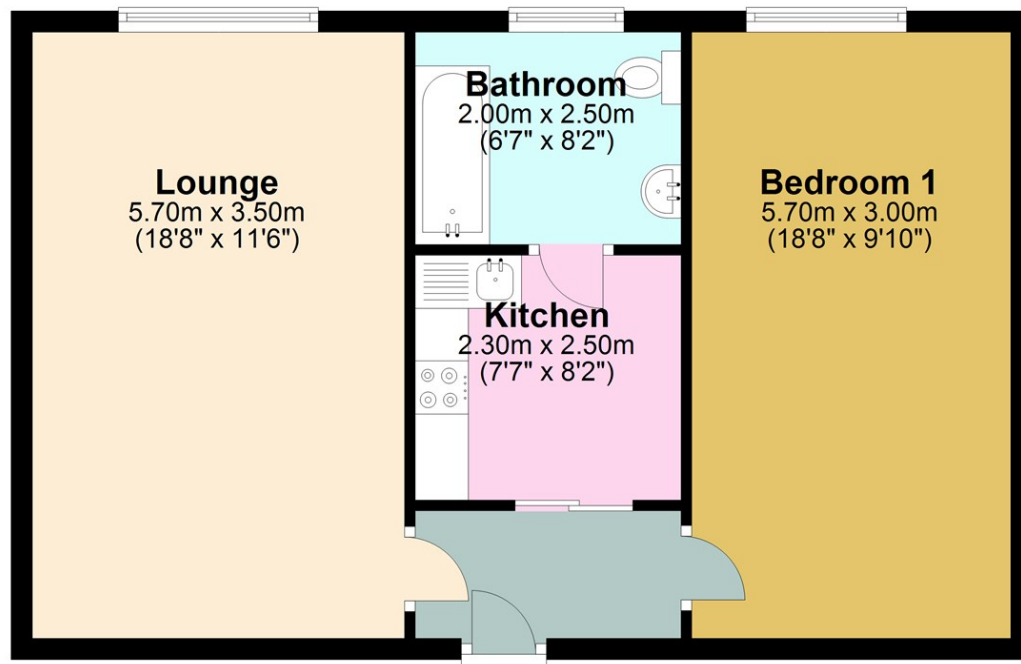






## Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



## LOCAL AUTHORITY

North Hertfordshire District Council

## TENURE

## COUNCIL TAX BAND

B

## 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	64	67
(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

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