



Flat 3F

2-4 High Street, Hitchin, SG5 1BH

Guide price £325,000





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SG5 1BH

An outstanding refurbishment of a Grade II listed building with parking, situated in the centre of Hitchin overlooking the historic Market Square.

Hitchin's historic town centre provides comprehensive shopping and recreational facilities, regular weekly markets, a theatre, excellent schooling for all ages and a wide range of restaurants, bars and public houses. For the commuter the mainline station serving London Kings Cross is within walking distance.

This two bedroom second floor apartment has been imaginatively designed and comprehensively refurbished to an excellent standard in recent years, successfully blending character features with more contemporary detail.

The stylish and superbly appointed accommodation which extends to some 85sqm (914sqft), has brand new carpets and is newly decorated.

## COMMUNAL ENTRANCE

Video entryphone. Staircase to second floor.

## LANDING

Velux window to side. Front door to:

## ENTRANCE HALL

Radiator. Exposed timbers. Cupboard housing wall mounted gas fired boiler and storage space. Oak doors to:

## CLOAKROOM

Window to side. Low level wc, wall mounted wash hand basin, heated towel rail. Tiled floor. Exposed timbers. Recessed downlights. Extractor fan.

**SITTING/KITCHEN BREAKFAST ROOM 22' x 15'7overall (6.71m x 4.75m)**  
Comprising:

**SITTING AREA 15'7 x 13'10 (4.75m x 4.22m)**

Sash window to front overlooking the Market Square. Two radiators. Exposed timbers. Open plan to:

**KITCHEN/BREAKFAST AREA 11' x 8'4 (3.35m x 2.54m)**



Leaded light window to front. Fitted with a stylish range of wall and base units. Extensive composite stone work surfaces with inset stainless steel sink and integral drainer with mixer tap. Neff appliances to include washer/dryer, fridge/freezer, dishwasher, oven and microwave. Ceramic hob with glass and stainless steel extractor canopy over. Concealed work surface lighting. Peninsular breakfast bar. Radiator. Tiled floor. Recessed downlights.

**BEDROOM ONE 17'9 x 11'7 (5.41m x 3.53m)**

Leaded light window to front over looking the Market Square. Casement door to private rear decked area. Radiator. Exposed timbers.

**BEDROOM TWO 13'11 x 10'9 (4.24m x 3.28m)**

Maximum overall into bay window to side. Further window to side. Radiator. Exposed timbers.

**BATHROOM 10'2 x 5'11 (3.10m x 1.80m)**

Window to side. Suite comprising low level wc with concealed cistern, wall mounted wash hand basin, panel bath and separate shower cubicle. Heated towel rail. Recessed downlights. Extractor fan. Shaver point. Tiled walls and floor. Cupboard housing wall mounted gas fired boiler.

**OUTSIDE**

Communal bin store.

**PARKING**

One parking space in rear courtyard.

**TENURE**

Lease Term: 125 years from 2012

Service Charge: currently £1,511.50

Ground rent: £250 per annum

**FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

**VIEWING INFORMATION**

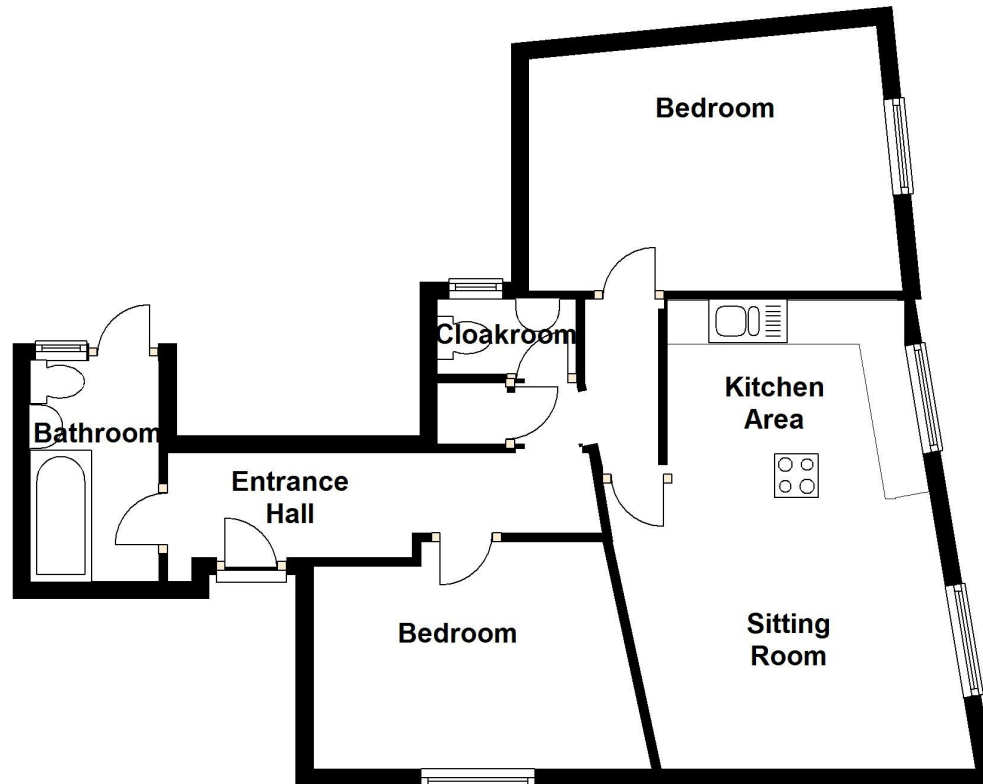
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## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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