



A stunning one bedroom first floor apartment in the heart of Hitchin town centre.

Forming part of the 'Exchange' development, situated in the centre of Hitchin and overlooking St Mary's Church, the building has been imaginatively converted to create spacious and contemporary living space. The property has undergone a programme of refurbishment and redecoration over the last few months and is beautifully decorated in neutral tones providing light and airy accommodation. The kitchen has just been refitted and includes the oven, hob, dishwasher and washing machine. The sitting area has double doors opening out onto a Juliette balcony and benefits from facing south. The bedroom has lots of natural light and an array of fitted wardrobes and cupboards. The bathroom is a modern white suite. There is an allocated parking space for the property.

The Exchange development is located in the heart of the town. Hitchin often features as one of the best places to live in the UK and boasts a comprehensive range of shopping and recreational facilities, a traditional market and an abundance of restaurants, coffee shops and bars. The commuter is well served by the Hitchin mainline railway station which is less than 0.3 of a mile away, providing fast and frequent trains to London Kings Cross, St. Pancras, Cambridge and Peterborough. The A1(M), junction 8, is approximately 3 miles away while airports (Luton 12 miles and Stansted 32 miles) are easily reachable.

ENTRANCE HALL

LIVING AREA 23'2 x 11'9"

Narrowing to 9'11"

BEDROOM 11' x 8'6" (3.35m x

BATHROOM

PARKING

TENURE

Leasehold

Term remaining: tbc

Ground Rent:: £75 per annum

Service Charge: £83 per month which includes annual buildings insurance.

This information should be clarified by your legal representative.

EPC

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FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Floor Plan



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