



PUTTERILLS

EST. 1992

92 Johnsons Place, Walsworth Road, Hitchin SG4 9FJ
Guide price £299,950

A two bedroom apartment with undercroft parking within easy walking distance of the station and town centre.

This modern, bright and spacious apartment is located ideally within walking distance of the mainline train station and town centre. Ideal for commuters, first time buyers and downsizers, the property is very well presented and offers a large open plan living, dining and kitchen area. The apartment also boasts two bedrooms, an en-suite shower room and bathroom. The property benefits from secure, gated underground parking.

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 0.1 miles 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 25'10" x 10'1" (7.87m x 3.07m)

BEDROOM ONE 18'3" x 8'8" (5.56m x 2.64m)

EN-SUITE 7'3" x 4'6" (2.21m x 1.37m)

BEDROOM TWO 14'1" x 7' max (4.29m x 2.13m max)

Measured into doorway.

BATHROOM

COMMUNAL GARDENS AND BBQ AREA

UNDERGROUND ALLOCATED PARKING

TENURE

Leasehold

EPC

EER: C

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

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

MONEY LAUNDERING REGULATIONS

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.





