



PUTTERILLS

est. 1992

The Avenue, Hitchin, SG4 9SJ

Asking price £270,000

:A two bedroom apartment located on one of Hitchin's most desirable roads.

This lovely apartment has been refurbished to a high standard and includes a brand new fitted kitchen, bathroom with separate shower cubicle, en-suite, new heating, rewiring, new flooring and redecoration. Externally, there are communal gardens and a garage. The property is offered for sale with no forward chain.

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.

ACCOMODATION

HALLWAY

KITCHEN/LIVING AREA 17'11" x 11'6" (5.46m x 3.51m)

BEDROOM ONE 10'1" x 9' (3.07m x 2.74m)

EN-SUITE 6'5" x 4'9" (1.96m x 1.45m)

BEDROOM TWO 12'4" x 9'10"max (3.76m x 3.00m)

BATHROOM 8'11" x 5'6" (2.72m x 1.68m)

GARAGE

COMMUNAL GARDENS

TENURE

Leasehold

Term remaining: 189 years

Ground Rent: TBC

Service Charge: £1,050 p a

This information should be clarified by your legal representative.

EPC

EER: E

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

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

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

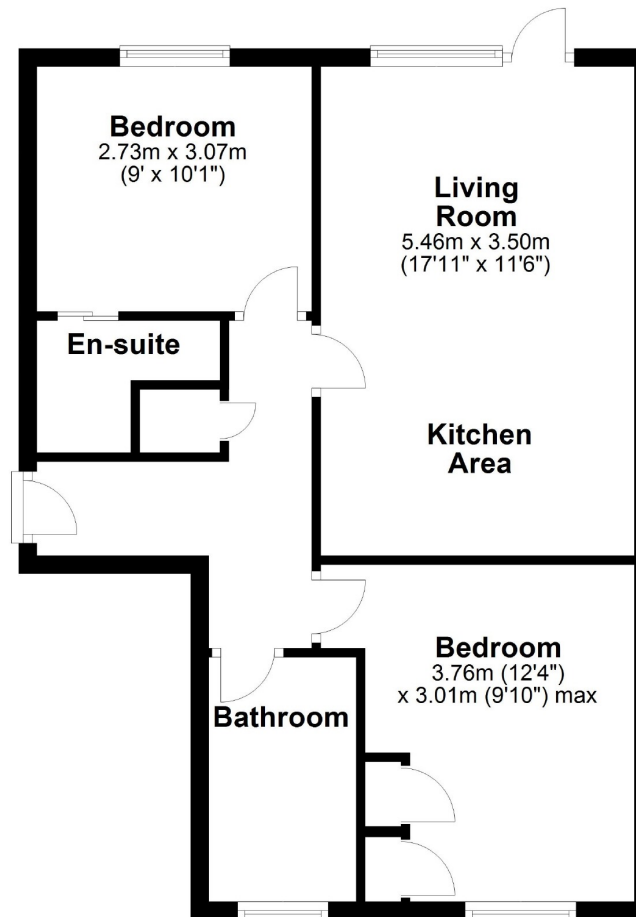
MONEY LAUNDERING REGULATIONS

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.





Floor Plan



For more information on this property, please visit our website at www.putterills.co.uk



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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