



PUTTERILLS

est. 1992

75 Johnson Place, 65 Walsworth Road, Hitchin, SG4 9SX

Guide price £300,000

A beautifully presented and spacious second floor apartment benefitting from undercroft parking with access to the train station and town centre.

This beautifully presented apartment is superbly located within walking distance of both the train station and town centre. The accommodation includes an entrance hall, open plan living/kitchen area, master bedroom with built in wardrobes and en-suite shower room, second bedroom with built in wardrobes and additional bathroom. Externally there is allocated undercroft parking.

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.

ACCOMMODATION

ENTRANCE HALL

LIVING/KITCHEN AREA 20'2" x 11'11" (6.15m x 3.63m)

BEDROOM ONE 14'6" x 10'1" (4.42m x 3.07m)

EN-SUITE SHOWER ROOM 6'6" x 4'6" (1.98m x 1.37m)

BEDROOM TWO 9'8" x 9'1" (2.95m x 2.77m)

BATHROOM 7'3 x 5'7" (2.21m x 1.70m)

UNDERCROFT PARKING

TENURE

We are advised by our client that this property is:

Leasehold

Term remaining: 125 years from

22/10/2008

Ground Rent: £350 per annum

Service Charge: £1180 per annum

This information should be clarified by your legal representative.

EPC

EER: TBC

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

MONEY LAUNDERING REGULATIONS

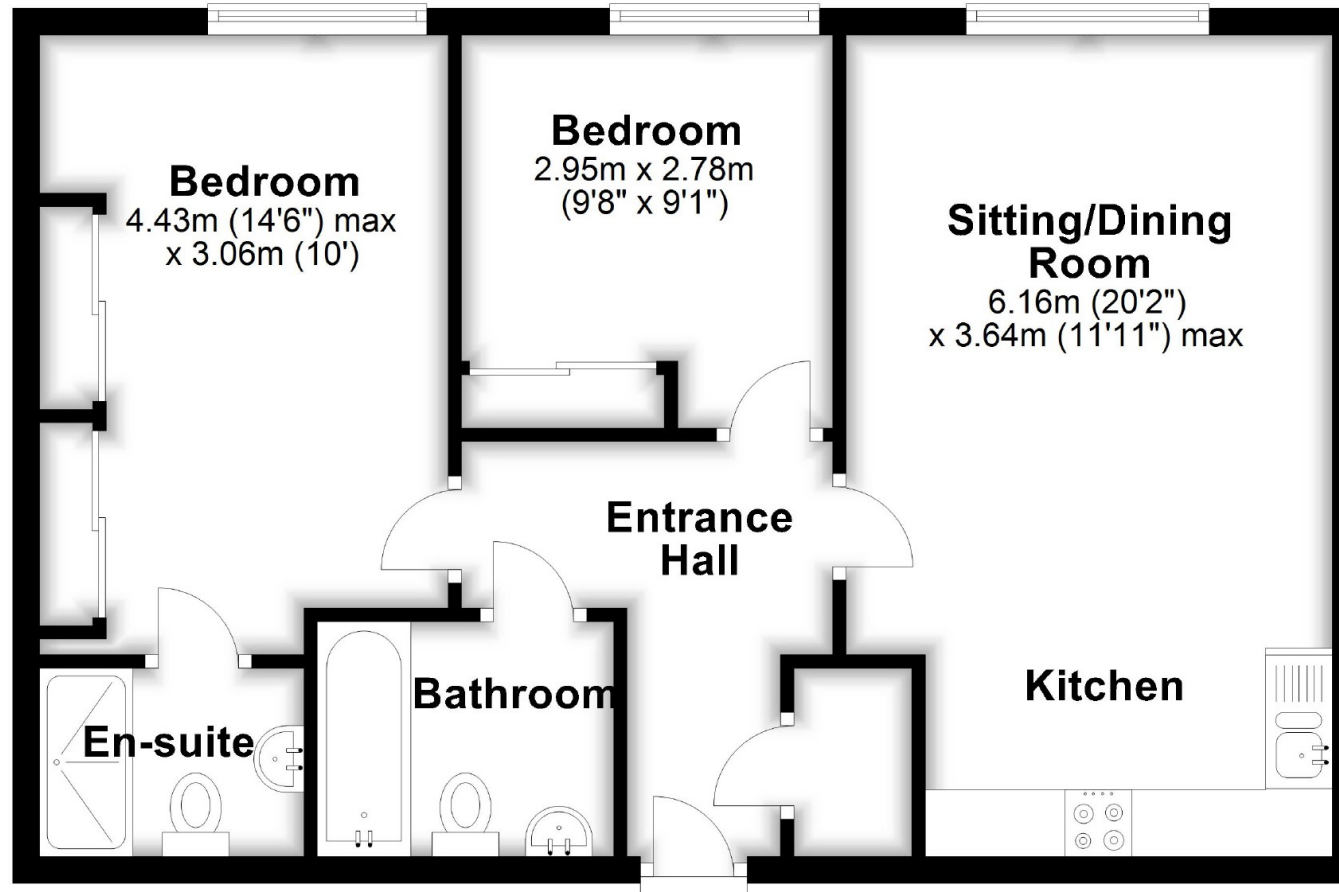
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Second Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



Total area: approx. 59.1 sq. metres (636.1 sq. feet)



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