



PUTTERILLS

est. 1992

2 The Foundry, Cooks Way, Hitchin, SG4 0BW  
**Guide price £220,000**

## A beautifully presented ground floor apartment, superbly located close to the train station and town centre.

This beautifully presented one bedroom apartment was built to a high specification in 2018. The property is superbly located being a 7 minute walk to the train station and about a mile to the town centre. The accommodation includes entrance hall with large cupboard, open plan living area incorporating a fitted kitchen with integrated appliances, the bedroom is a generous double with built in wardrobe and there is a quality fitted bathroom. Externally the property offers an allocated parking space and there is additional on road parking available on Cooks Way.

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

**OPEN PLAN LIVING AREA 27'10" x 10'5" (8.48m x 3.18m)**

**BEDROOM 11'7" x 9'3" (3.53m x 2.82m)**

**BATHROOM 6'5" x 5'8" (1.96m x 1.73m)**

#### ALLOCATED PARKING

#### AGENTS NOTE

Please note the internal photographs were taken from the SHOW FLAT prior to occupation.

#### AGENTS NOTE

In accordance with the estate agency act 1979 please be advised that the seller of the property is a connected person as defined by the act.

#### TENURE

We are advised by our client that this property is:

Leasehold

Term remaining: years tbc

Ground Rent: tbc

Service Charge: tbc

This information should be clarified by your legal representative.

#### EPC

EER: B

#### 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.

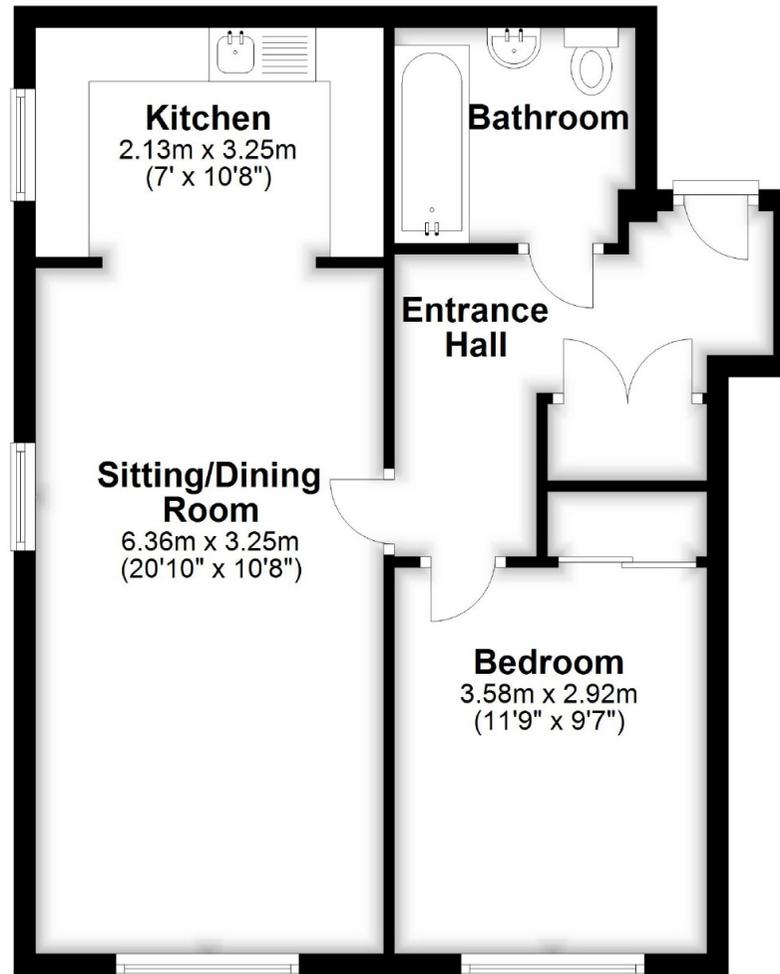
#### MONEY LAUNDERING REGULATIONS

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.



## Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 53.6 sq. metres (576.7 sq. feet)



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