



PUTTERILLS

est. 1992

3 Chancery Place, Old Park Road, Hitchin, SG5 2ED  
**Guide price £265,000**

**A nearly new and beautifully presented two bedroom ground floor apartment superbly located close to the town centre.**

Built to a high specification in 2018 this two bedroom ground floor apartment is ideally located for those who need to access town centre amenities. The accommodation includes an entrance hall, kitchen/living area, two double bedrooms, modern bathroom and allocated 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**

**KITCHEN/LIVING ROOM 14' x**

**BEDROOM ONE 11'6" x 9'9"**

**BEDROOM TWO 11'10" X 7'2"**

**BATHROOM 7' x 5'9" max**

**EXTERNALLY**

**ALLOCATED PARKING**

**TENURE**

We are advised by our client that this property is:

Leasehold

Term remaining: 125 years from 2018

Ground Rent: £300 per annum

Service Charge: £125 per month

This information should be

clarified by your legal representative.

**EPC**

EER: C

**FLOORPLAN AND**

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.

**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.

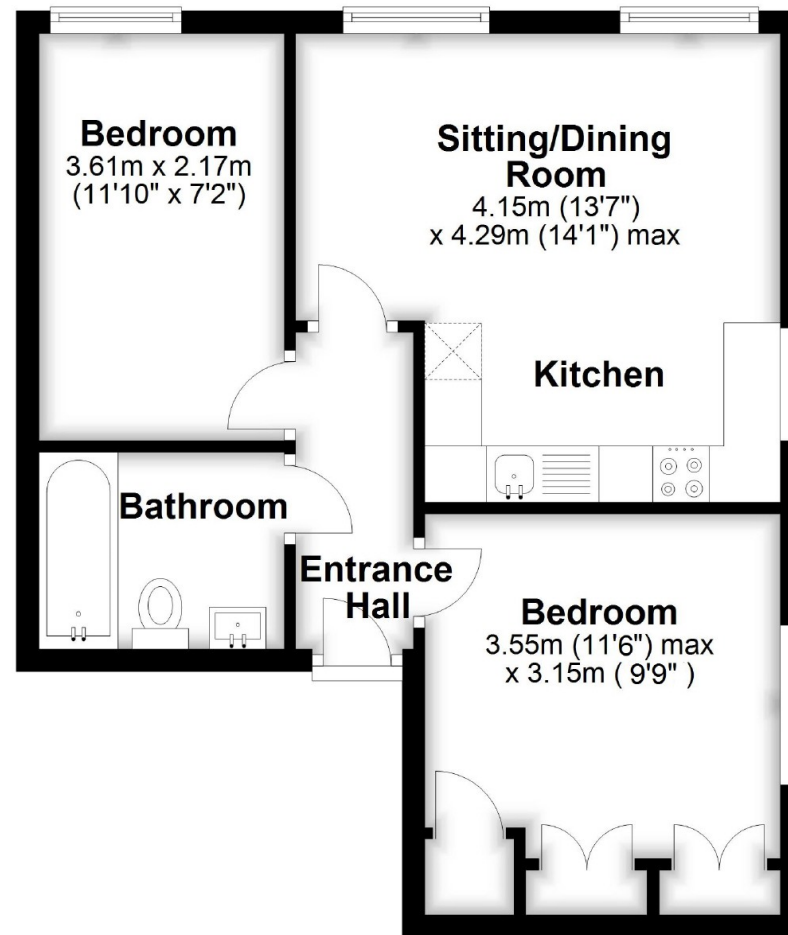






## Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 43.2 sq. metres (464.7 sq. feet)



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[putterills.co.uk](http://putterills.co.uk) | 01462 632222 | [hitchin@putterills.co.uk](mailto:hitchin@putterills.co.uk)

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