



49 Russel House • Whinbush Road • Hitchin • Hertfordshire • SG5 1PX

£1,200 Per Month

Charter Whyman

LETTINGS & MANAGEMENT



THE ACCOMMODATION

Communal Entrance Hall, Stairs and Landing
Private Hall • Living Room • Balcony • Kitchen • Bedroom 1 • Bedroom 2 • Bathroom

Local & Nationwide Coverage

THE PROPERTY

This smart modern top floor apartment is set on the third floor of a purpose-built modern block. Pleasantly bright and airy the flat provides two double bedrooms, spacious living room with balcony and attractive outlook, modern fitted kitchen with white goods and modern bathroom. There are attractive oak internal doors to all rooms.

The flat benefits from uPVC double-glazed windows, an independent gas fired central heating system and entry-phone system linked to the main external front door.

The apartment is available for rent unfurnished.

THE OUTSIDE

The block stands behind a brick wall topped with railings in a neatly kept communal garden laid mainly to lawn with ornamentla shrub border.

THE LOCATION

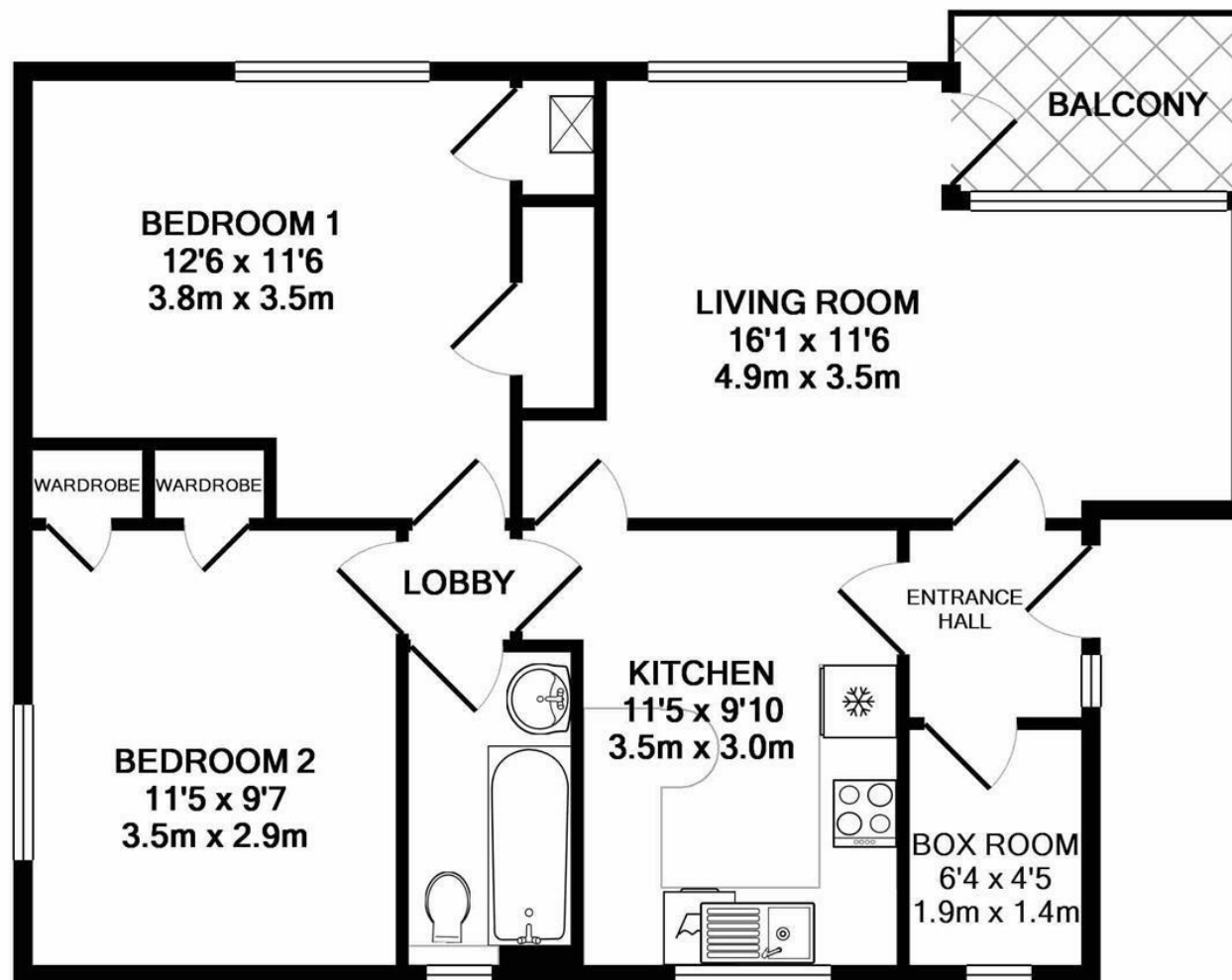
Russel House is very conveniently located in Whinbush Road only a quarter of a mile from the town centre and even less from the main Sainsbury's. Hitchin mainline railway station is just half a mile away and provides regular services to London Kings Cross throughout the day. Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 28 minutes, to Cambridge 33 minutes and to Peterborough 38 minutes. Junction 8 on the A1 (M) is just three and a half miles away by car.

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.





Local & Nationwide Coverage



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 SQ.M.)
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



EPC RATING

Energy Efficiency - D
Environmental Impact - D

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ
Tel: 01462 474000

www.north-herts.gov.uk

COUNCIL TAX

Band - B

RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be made by Standing Order. Alternative arrangements may be considered by prior agreement.

CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause.

rent to 5 weeks' rent prior to the start of your tenancy.

Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.couk