



**Because property is personal with...**

**Russell House, Whinbush Road, Hitchin**

**BELVOIR!**

Guide price £270,000



## Key Features

- Spacious second floor apartment
- Lots of natural light
- Close to the town and station
- Two double bedrooms
- Beautifully presented throughout
- Refitted kitchen
- EPC rating C
- Leasehold





## BEAUTIFULLY PRESENTED TOWN CENTRE APARTMENT!

Belvoir are delighted to market this spacious second floor apartment, situated just off the the town centre and within easy access to the station, local parks, public tennis courts and restaurants. The apartment benefits from lots of natural light, spacious rooms including two double bedrooms. Refitted kitchen, study area and balcony off the living room. Large secure outside storage cupboard. Low service charges and ground rent. This would make an ideal first-time purchase or investment property. Expected rental would be around £1,050 to £1,100 per calendar month.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of outstanding OFSTED ratings.

### Ground floor

#### Communal Entrance Hall

Stairs to all floors.

### Second floor

#### Entrance Hall

Entrance door. Wood effect laminate flooring.

#### Study 1.92m x 1.35m (6'3" x 4'5")

Window to the front.

#### Living Room 4.98m x 3.51m (16'4" x 11'6")

Large window and sliding patio doors to the balcony. Wood effect laminate flooring.

#### Kitchen 3.45m x 2.51m (11'3" x 8'2")

Window to the front. Wall mounted Glow Worm combination gas central heating boiler. Range of wall and

floor mounted units with contrasting work surfaces over. Stainless steel sink unit with mixer tap. Five ring AEG gas hob with extractor over and built-in AEG oven.

### Inner Hallway

#### Main Bedroom 3.80m x 3.52m (12'5" x 11'6")

Window to the rear. Two large storage cupboards, wardrobes.

#### Bedroom Two 3.44m x 2.89m (11'3" x 9'5")

Window to the side, two large wardrobe cupboards.

### Bathroom

Suite comprising bath with shower attachment, low level w.c., inset wash hand basin with cupboards below. Window to the front, Tiled flooring, heated towel radiator.

### Outside Storage

Large secure storage cupboard

### Parking

The property is in an area that benefits from resident's permit parking.

### Lease Details

Belvoir are informed of the following:

Lease: Approximately 91 years remaining

Ground Rent: £10 per annum

Service Charge: £30 per calendar month

Council Tax Band: B (North Hertfordshire District Council)

EPC Rating: C

### Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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