



Because property is personal with...

The Exchange, Queen Street, Hitchin

BELVOIR!

Guide price £295,000



Key Features

- Spacious Split Level Apartment
- Right in the Town Centre
- Forming part of the Historic 'Exchange' Building
- Recently Redecorated
- High Ceilings, Large Windows
- Two Bedrooms and Mezzanine
- EPC rating E
- Leasehold



Welcome to The Exchange in Queen Street, Hitchin - a charming location for this impressive split-level apartment in this iconic building.

This stunning property boasts high ceilings, a mezzanine level, and two large bedrooms, offering a unique living experience. The well-fitted modern kitchen is open plan to the living space, perfect for entertaining guests or simply relaxing in style.

Situated in Hitchin town centre, this chain free apartment comes with allocated parking - a rare find in such a central location. With the convenience of being close to the train station, commuting will be a breeze for the new owner of this contemporary abode.

Experience the perfect blend of historic charm and modern living in this beautiful flat. Don't miss out on the opportunity to make this unique property your new home!

GROUND FLOOR

Entrance door with secure entry phone system

Communal Hallway

Sweeping staircase and lifts to all floors

FIRST FLOOR

Entrance Hall 3.00m x 27.00m (9'10" x 88'7")

Wooden flooring, window. stairs to the second floor.

Living Room/Kitchen 11.00m x 19.00m (36'1" x 62'4")

Impressive open plan space with high ceilings, large picture window to the side of the development. Wooden flooring throughout.

Kitchen Area: Range of wall and floor units with contrasting work surfaces. One and half bowl stainless

steel sink unit with mixer tap. Integrated electric hob, oven and extractor. Fridge freezer, washing machine and dishwasher.

Bathroom 7.00m x 7.00m (23'0" x 23'0")

White suite comprising bath with shower attachment and shower screen. Wash hand basin, low level w.c., electrical towel radiator. Wall tiling, wooden flooring.

Bedroom 7.00m x 16.00m (23'0" x 52'6")

Window, wooden flooring.

SECOND FLOOR

Mezzanine 9.00m x 11.00m (29'6" x 36'1")

Overlooking the living room. Cupboard housing the hot water cylinder

Main Bedroom 11.00m x 24.00m (36'1" x 78'8")

Wooden flooring, fitted wardrobe, window.

LEASE DETAILS

Belvoir are advised:

Freeholder: Fairmead Limited

Expiry: 2125 (101 years remaining)

Ground Rent: £160 per annum

Service Charge: £3000 per annum

Managing Agents: Firt Port Limited

PROPERTY INFORMATION

EPC Rating: E

Council Tax Band: E North Hertfordshire District Council

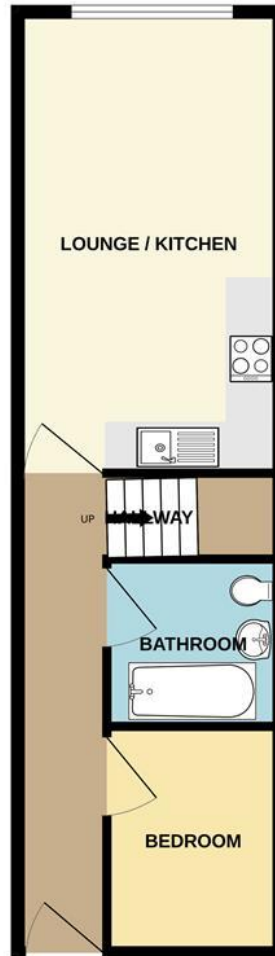
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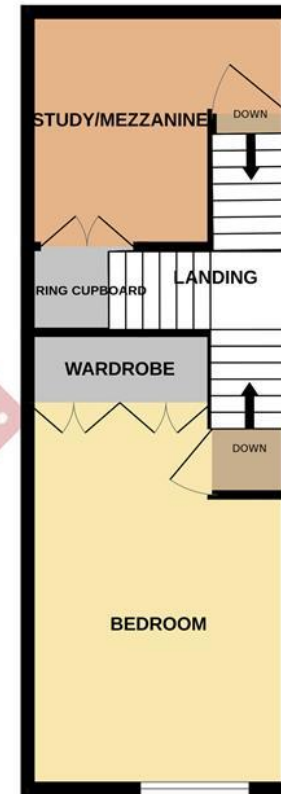




FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



SECOND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



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8 THE EXCHANGE, QUEENS STREET, HITCHIN

TOTAL FLOOR AREA: 793 sq.ft. (73.6 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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