

The Maples, Hitchin, SG4 9HA

 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 Garage en-bloc

 Communal Gardens

 EPC Band E

Council Tax
Band: C – £2,046.81 (2025/26)
North Hertfordshire District Council

Guide Price
£265,000 Leasehold

Service charge £990 Per Annum
Ground Rent £150 Per Annum

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Offered to the market with no onward chain, this spacious and well-presented top floor apartment features two generous double bedrooms, a south-westerly facing balcony, a garage en-bloc, and beautifully maintained communal gardens.

Description

Access is via a secure entry system into a communal hallway, with stairs rising to the top floor. The apartment also benefits from a private storage cupboard at ground level.

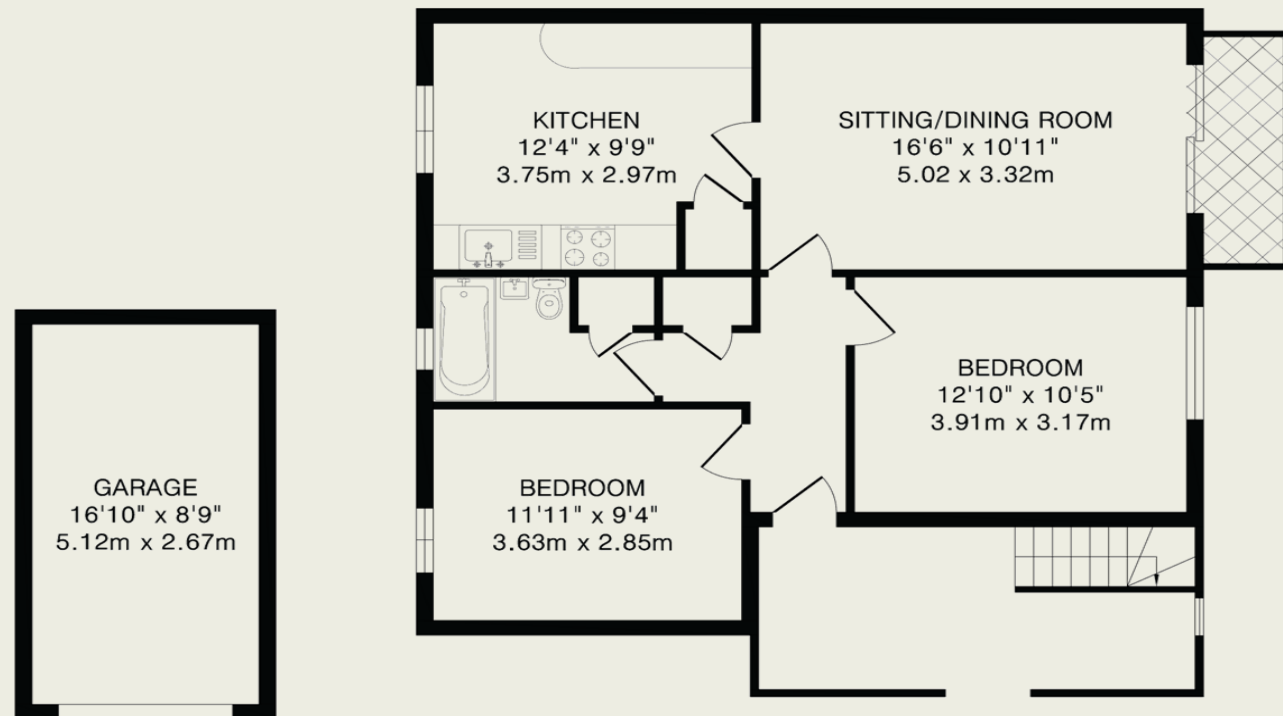
The accommodation comprises a welcoming entrance hall leading into a bright and generously proportioned sitting/dining room, with a patio door opening onto the south-westerly facing balcony, ideal for enjoying the afternoon and evening sun. The separate kitchen/breakfast room is modern and well-appointed, offering ample storage and workspace.

There are two double bedrooms, while the bathroom, though functional, offers scope for updating and modernisation.

Externally, the development is surrounded by mature, beautifully manicured communal gardens. A garage is located en-bloc in a nearby block, and there is ample residents and visitor parking available.

Location

The Maples development, situated off Stevenage Road in Hitchin, is recognised for its meticulously maintained communal gardens and convenient proximity to the mainline train station, town centre, and local amenities. It fosters a strong sense of community, attracting a diverse mix of young professionals and retirees.



Garage
147 sq.ft.(13.6 sq.m)approx.

Top Floor
686 sq.ft.(63.7 sq.m)approx.

TOTAL FLOOR AREA: 833 sq.ft.(77.3 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

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