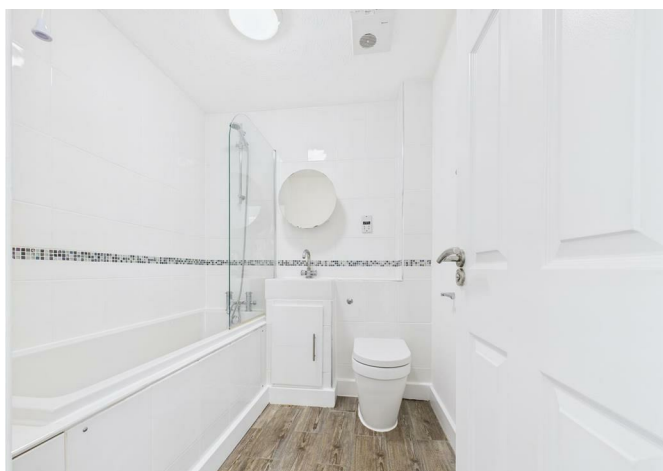




Flat 19, St. Annes Court St. Annes Road, Hitchin, SG5 1QB
£265,000



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£265,000

Tucked away in a peaceful and private setting yet just moments from Hitchin train station and town centre, this beautifully presented two-bedroom maisonette offers modern, comfortable living in an exceptionally convenient location.

Recently updated and in excellent decorative order throughout, the property features new carpets, gas central heating, and double-glazed windows. A private entrance opens into a spacious hallway with a large under-stairs storage cupboard, leading through double doors into a bright and airy living room. The adjacent kitchen/breakfast room is well-equipped and ideal for everyday living or entertaining.

Upstairs, you'll find two generous double bedrooms and a stylish family bathroom. Additional storage is provided by a part-boarded loft with pull-down ladder and lighting—perfect for seasonal items or long-term storage.

Further benefits include allocated (croft) parking, making this a superb choice for commuters and professionals alike.

Whether you're a first-time buyer, downsizer, or investor, this well-appointed home in a sought-after Hitchin location is not to be missed.
115 Year lease remaining, Ground Rent: £97.50 per month, Service Charges: £100 per year

Description

Situation

null
Council Tax Band: B
Available:



Floor 0

The floor plan for Floor 0 shows a large living area (10'3" x 13'11") and a kitchen (6'6" x 16'8"). A hallway (5'1" x 8'8") is located at the top right. The total area is 695 ft².

Floor 1

The floor plan for Floor 1 shows a large living area (11'6" x 9'9"), a bathroom (6'8" x 6'6"), and a landing (5'6" x 9'6"). The total area is 695 ft².

Approximate total area^m
695 ft²

(1) Including balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on IPMSC IPMS 4.2 standard.

GIRAFFE360

A map of the Walsworth area in Northamptonshire. A red pin marks a location on Fishponds Rd, just north of its junction with B656. The map shows Walsworth Common to the north, B656 running east-west, and A602 running north-south. Other roads include Bedford Rd, Hollow Ln, and Wymondley Rd. Landmarks include St Mary's Church and the village of BENSLOW. The map is credited to Google with data from 2025.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	84
England & Wales		EU Directive 2002/91/EC	

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