



2 Kitchen Garden Court, Hitchin, SG5 2BY
£675,000



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An extremely rare opportunity to acquire a very impressive and adaptable Three/Four Bedroom Townhouse, located within a small and private gated development. The property is situated in one of the areas premier roads, right in the heart of Hitchin town centre boasting a very pleasant outlook and within easy walking distance of the wide variety of shops , cafes and restaurants that this superb market town has to offer.

The modern and well appointed interior accommodation, arranged over four floors, includes various fine features including a luxury fully fitted kitchen, en-suite shower room, underfloor heating and access to a sunny private rear terrace. There is also the additional benefit of it's own integral rear garage and further private, covered parking.

This is definitely a rare chance (last sale 2006) for a young professional family or retired couple to purchase a modern, flexible and easy to manage home who prefer to be within easy reach of all the town's amenities.

The property is currently let on a monthly basis at a rental of £2,045 p.c.m and can be offered with either vacant possession or with the current tenants in situ.

There is an Estate Charge of £624 per annum.



Features

- Contemporary Townhouse
- Arranged Over Four Floors
- Private Gated Development
- Three/ Four Bedrooms
- Two Bathrooms
- Private Rear Terrace
- Garage & Private Parking
- Excellent Town Centre Location.
- Chain Free
- Freehold

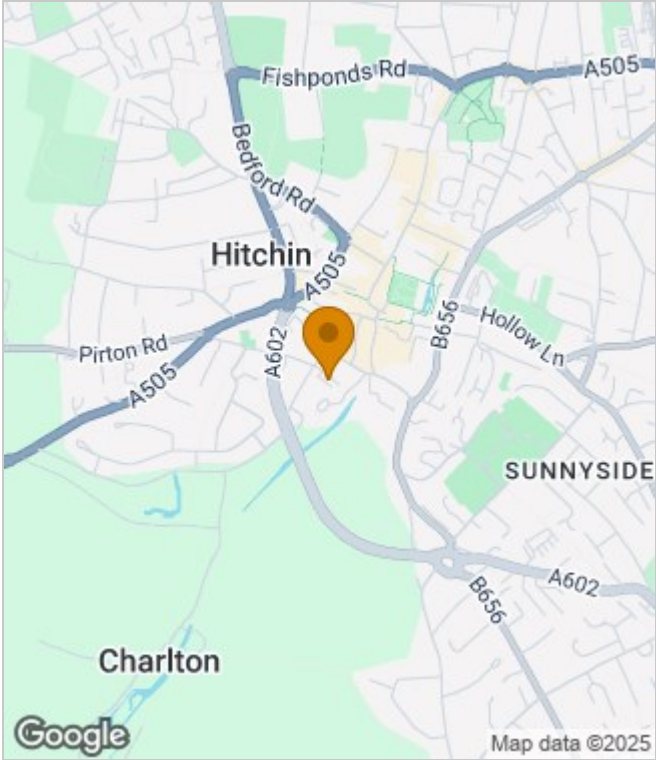
Council Tax Band: D
Floor Area: 1216.33 sq ft
EPC Rating: C
Tenure: Freehold



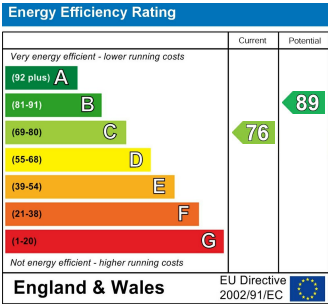
Floor Plans



Area Map



Energy Performance Graph



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