



THE  
PROPERTY  
QUARTER



1 Nursery Hill, St. Andrews Place, Hitchin, SG4 9GD  
£435,000



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We are extremely pleased to offer this delightful two double bedroom, ground floor apartment, set within an exclusive private development, just moments away from Hitchin Town Centre.

This truly light and extremely spacious flat has many fine features and boasts elevated views over the town below from the west facing private terrace area.

Offered chain free and in excellent condition the property also comes with private allocated parking and benefits from a long lease and relatively low outgoings.

Hitchin's many cafes, shops and restaurants are only a short distance away, making this property an ideal home for either a professional or retired couple who want seclusion and privacy, but near to all the town's various amenities. An early viewing is strongly recommended.



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## Features

- Ground Floor Apartment
- Two Good Size Bedrooms
- Two Bathrooms
- Generous Reception Area
- Private Terrace Area
- Allocated Parking
- Close To Town Centre.
- Long Leasehold
- Chain Free



**Council Tax Band: C**

**Floor Area: 925.70 sq ft**

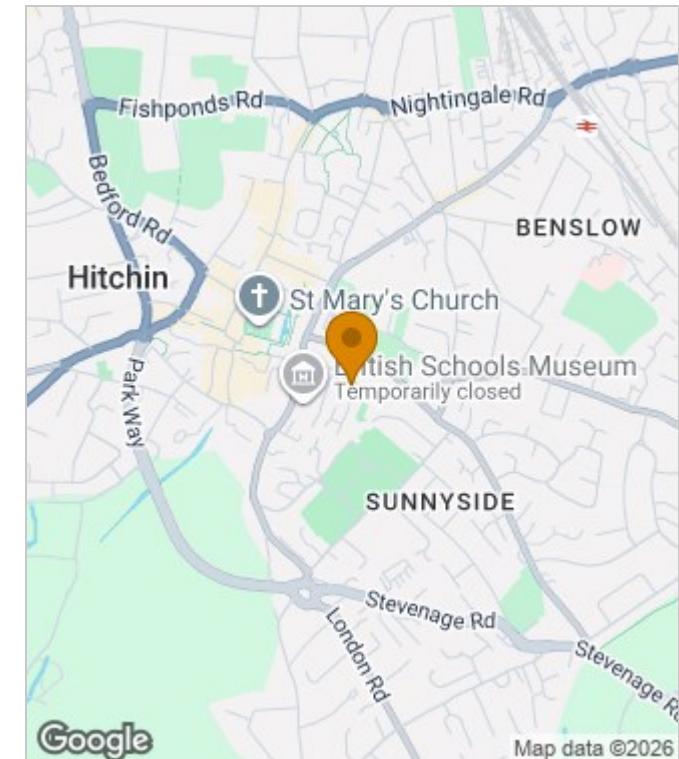
**EPC Rating: C**

**Tenure: Leasehold**

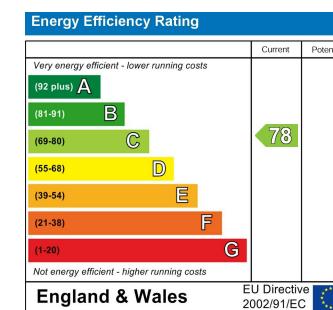
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.