



2 Kitchen Garden Court, Hitchin, SG5 2BY  
**£650,000**





## 2 Kitchen Garden Court, Hitchin, SG5 2BY

**£650,000**

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

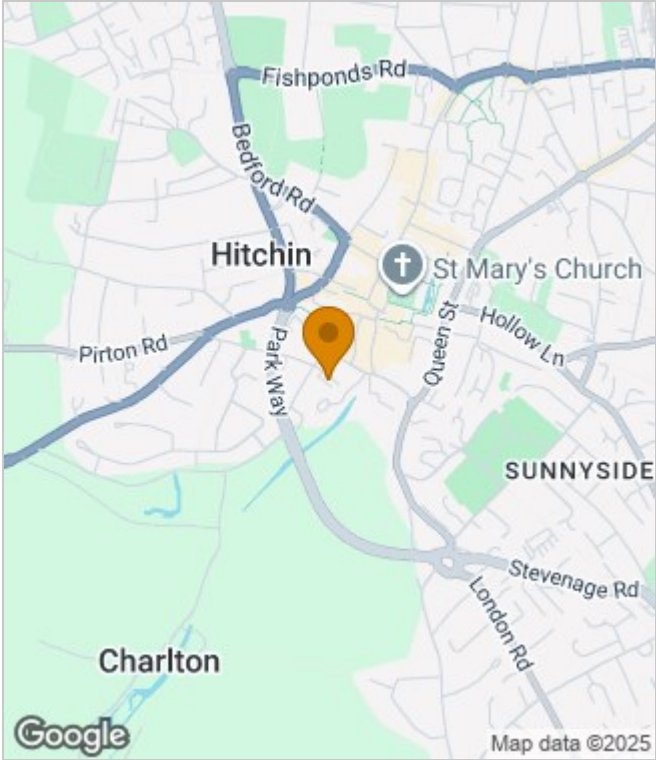
**Council Tax Band: D**  
**Floor Area: 1216.33 sq ft**  
**EPC Rating: C**  
**Tenure: Freehold**



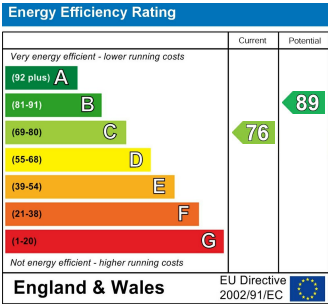
Floor Plans



Area Map



Energy Performance Graph



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.