

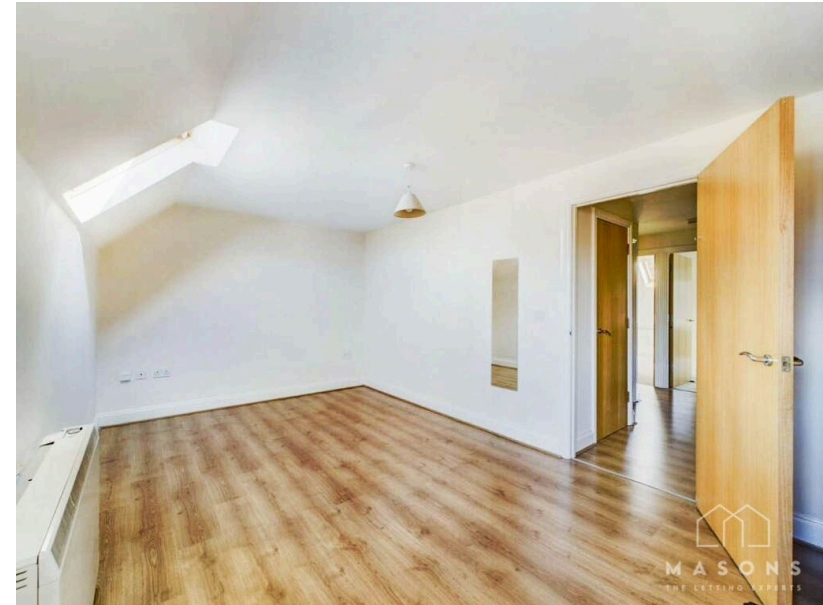




Walsworth Road, Hitchin, SG4 9SY

Guide Price £275,000

🛏 2 🚿 2 🛋 1



**M A S O N S** are pleased to offer this well-presented two-bedroom, two-bathroom second-floor apartment, offered to the market with no onward chain. Just 0.2 miles from Hitchin's mainline railway station and 0.6 miles from the town centre, it's in a great spot for easy access to both travel and local amenities.

Set at the back of the development, the apartment enjoys a quiet and peaceful position and comprises a spacious living room, a separate fitted kitchen, a master bedroom with en-suite shower, a second bedroom, and a main bathroom. There's also secure underground parking and a long lease remaining.

According to the vendor, the lease has approximately 105 years remaining. The current service charge is £2,061.12 per year, with a ground rent of £150 per year.

This property could suit a range of buyers – ideal for professionals looking for a short commute, but also a solid investment opportunity, with an estimated rental income of around £16,200 per year (approx. 5% yield after service charge and ground rent).

There are plenty of useful local shops, popular pubs, and places to eat nearby, as well as green spaces for a bit of fresh air.

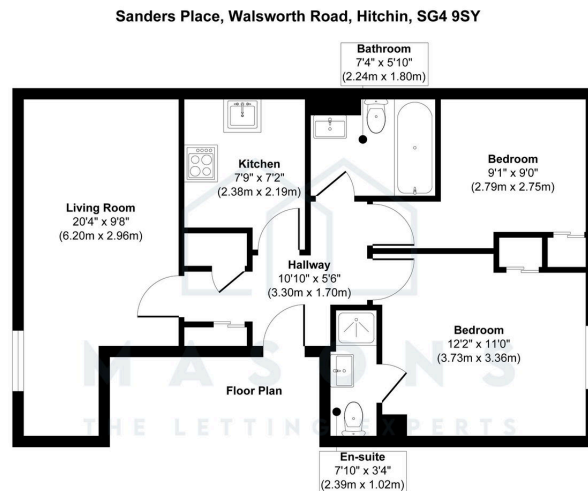
Viewings are highly recommended to appreciate what this apartment has to offer.







- Offered with no onward chain
- Two double bedrooms and two bathrooms
- Spacious living room and separate fitted kitchen
- Master bedroom with en-suite shower room
- Secure underground parking
- Approx. 105 years remaining on the lease
- Service charge: £2,061.12 per annum | Ground rent: £150 per annum
- Approx. 0.2 miles to Hitchin train station (data from Google maps)
- Approx. 0.6 miles to Hitchin town centre (data from Google maps)
- Ideal for professionals or as a rental investment (approx. 5% yield)



Approx. Gross Internal Floor Area 602 sq. ft / 56.02 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

