



**Connells**

Hicce House Brand Street  
Hitchin



# Hicce House Brand Street Hitchin SG5 1HX

for sale offers in excess of  
**£325,000**



## Property Description

A fabulous apartment presented in pristine condition throughout. This property is an excellent size, with two generous double bedrooms, two luxury bathrooms and open plan living space. This property also has a modern fitted kitchen, high ceilings and two separate entryways.

Situated in the centre of Hitchin, this remarkable apartment would suit young professionals and downsizers alike.

## Ground Floor

### Entrance Hall

Door to front, storage cupboard, intercom and radiator.

### Open Plan Living Area

27' 9" x 13' 9" ( 8.46m x 4.19m )

### Lounge Area

Double glazed sash window to rear aspect, TV point, cupboard, wood flooring and radiator.

### Kitchen Area

Fully fitted kitchen with a range of wall and base units, breakfast bar, sink, work surfaces with tiled splashback, electric oven, induction hob with extractor hood, integrated appliances including fridge/freezer, slimline dishwasher, washing machine and radiator.

## Bedroom One

13' max into window x 12' ( 3.96m max into window x 3.66m )

Secondary glazed bay window to front aspect, wood flooring and radiator.

## En Suite

Fully tiled en suite with wash hand basin, corner shower, WC, shaver point, extractor fan and radiator.

## Bedroom Two

8' 6" x 13' 2" max into bay ( 2.59m x 4.01m max into bay )

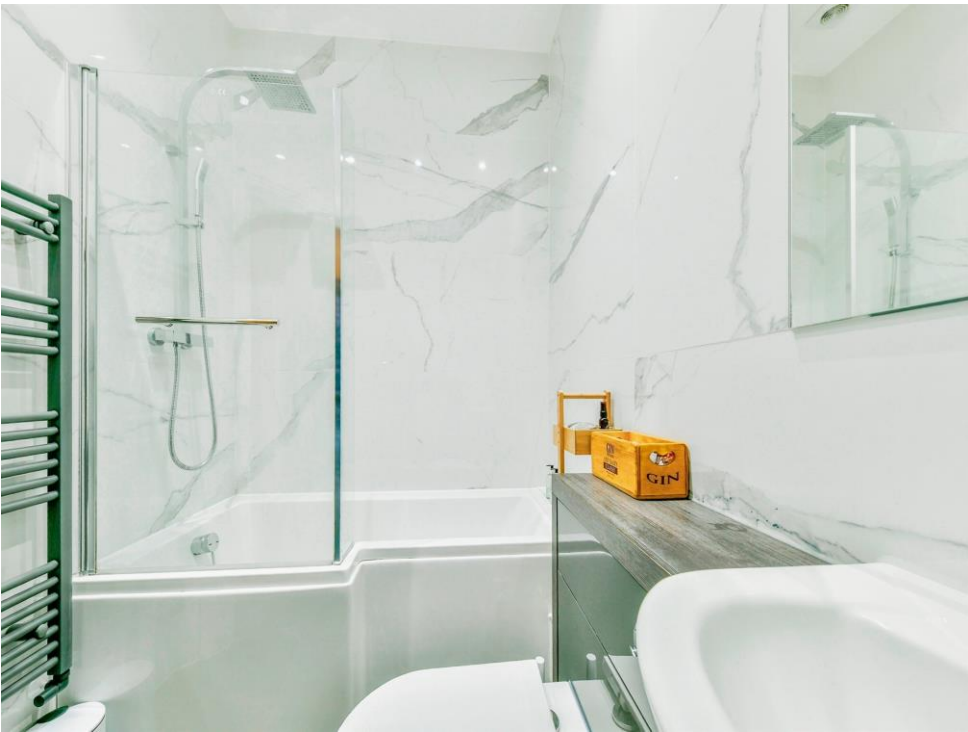
Secondary glazed bay window to front aspect and radiator.

## Bathroom

Fully tiled bathroom with wash hand basin, L-shaped bath, WC, spotlights, tiled flooring and radiator.

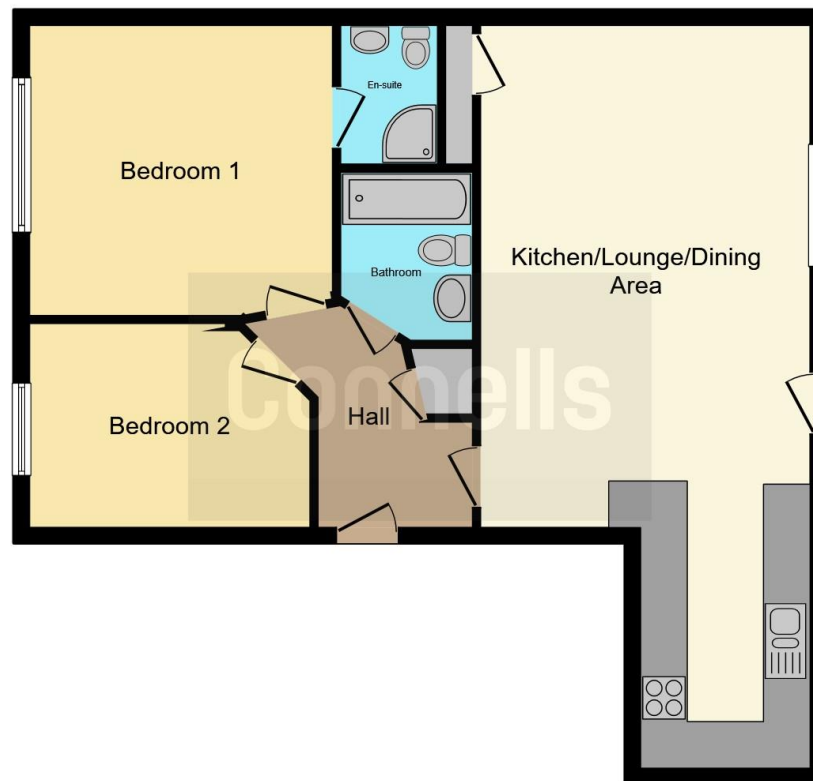












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: E

Council Tax  
 Band: C

Service Charge:  
 2500.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT308000](http://connells.co.uk/Property/HIT308000)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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