



**Connells**

Chancery Place Old Park Road  
Hitchin



## Property Description

Built in 2019 by Oakmont homes and part of a boutique development of 16 one and two-bedroom apartments, moments from the town centre of historic and characterful Hitchin is this excellent one bedroom property. This home briefly comprises an open plan kitchen/reception, double bedroom with fitted wardrobes and a family shower room. The property is ideally located a short walk from the vibrant market square and comes with one allocated parking space. This home is an ideal buy for first time buyers and is being offered to the market chain free!

Hitchin's popularity has much to do with its excellent location, schooling and transport links. For commuters, Chancery Place is a mile from the main railway station. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).

Hitchin's bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

## Open Plan Kitchen/Reception

Irregular Shaped Room 17' 11" max x 13' 11" max ( 5.46m max x 4.24m)

## Kitchen Area

Contemporary handle-less kitchen with a range of wall and base units with integrated appliances: multi-function oven, hob and extractor hood, fridge/freezer and a stainless steel sink/drainer. Double glazed window, spotlights, tiled splashbacks and wood effect flooring.

## Lounge Area

Double glazed window, wood flooring, built in storage cupboard, heater and Television/Telephone points.

## Bedroom One

11' 10" x 9' 10" ( 3.61m x 3.00m )

Large double bedroom with a double glazed window, heater, fitted wardrobes and finished with carpet.

## Shower Room

Modern three piece suite comprising wash hand basin, W/C and shower enclosure with stylish fixed wall mounted shower head, separate hand shower set and polished chrome wall mounted mixer plate controls. This room has spotlights, heated towel rail, extractor and is partly tiled.

## Outside

One allocated parking space









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

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14 High Street  
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EPC Rating: D  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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