



CROSSGATE

HITCHIN





WELCOME TO  
AN ELEGANT  
COLLECTION  
OF 1 & 2  
BEDROOM  
LUXURY  
APARTMENTS  
IN HITCHIN



*Computer generated imagery is indicative only.*



# WHERE CHARM MEETS MODERN CONVENIENCE

A PICTURESQUE MARKET TOWN IN THE HEART OF HERTFORDSHIRE, JUST A STONES THROW FROM LONDON, HITCHIN TRULY HAS IT ALL.



Hitchin Church



Hitchin Town Centre



Hermitage Road

The historic market town of Hitchin is full of character and charm, offering a wonderful mix of independent shops, cosy cafés and inviting restaurants. Whether you're meeting friends for lunch or enjoying a leisurely dinner, Hitchin has something for every taste.

Just a short walk from the town centre, you'll find a vibrant community with plenty to explore, from the bustling weekly markets to the peaceful green spaces of Windmill Hill and Oughtonhead Common.

With excellent schools, scenic surroundings and outstanding connectivity, Hitchin offers a rare blend of lifestyle, location and convenience, the perfect place to call home.

## BY FOOT

- The Highlander  
2 mins
- Waitrose  
7 mins
- Hitchin Market Place  
9 mins
- Los Reyes Tapas  
9 mins
- The Groundworks  
9 mins
- M&S Foodhall  
11 mins
- Hermitage Road  
13 mins
- Bancroft Splash Park  
16 mins



# GOING PLACES

Hitchin is exceptionally well connected, making it an ideal base for commuters and explorers alike.

The town's railway station offers fast, direct services to central London, with journey times to King's Cross in around 30 minutes. Frequent trains also run to Cambridge, Peterborough and other major destinations, putting the best of the region and beyond within easy reach.

For road travel, the A1(M) is just a short drive away, providing easy access to nearby towns, cities and national motorway networks. Whether you're heading into the capital for work, exploring the surrounding countryside or planning a weekend getaway, Hitchin's superb connectivity makes everyday travel simple and stress-free.



Cambridge



London King's Cross



Letchworth Golf Club



## BY TRAIN

- Letchworth Garden City  
5 mins
- Stevenage  
5 mins
- London King's Cross ➡  
30 mins
- London Moorgate ➡  
37 mins  
*(change at Kings Cross)*
- Cambridge  
34 mins
- Gatwick Airport  
80 mins



## BY CAR

- Hitchin Station  
5 mins
- Windmill Hill  
5 mins
- Oughtonhead Common  
6 mins
- Purwell Meadows  
7 mins
- Hitchin Lavender  
8 mins
- Pegsdon Hills & Chilterns  
10 mins
- Letchworth Golf Club  
13 mins
- London Luton Airport  
17 mins
- St Albans  
25 mins







Computer generated imagery is indicative only.



# EXCEPTIONAL DESIGN



## DESIGNER KITCHENS

- Showstopping designer German Häcker kitchens\* with luxurious stone worktops and upstands
- Stunning waterfall-style stone-topped island to select apartments – the heart of your home
- Fully integrated Bosch appliances: fridge freezer, induction hob, eye-level oven, combi microwave, extractor, dishwasher, and wine cooler
- Boiling water at your fingertips with an instant hot water mixer tap and sleek undermount sink
- Dedicated utility cupboards with space for your washing machine and tumble dryer – keeping laundry out of sight

## BATHROOMS & ENSUITES

- Premium Rak sanitary ware with floating wall-hung WCs – clean, modern, and space-enhancing
- Elegant wall-mounted vanity units for added style and storage
- Designer Grohe chrome taps and luxurious rainfall showers with slate-effect low-profile trays
- Fog-free demisting mirror to bathrooms and mirrored cabinets to ensembles with built-in shaver sockets
- Luxury heated chrome towel rails
- Striking designer wall tiling\*
- Shower niches illuminated with subtle LED lighting for that boutique hotel feel

## ELEGANT INTERIORS

- Luxury herringbone LVT flooring\* in your choice of colours – flowing seamlessly through kitchens, living areas, halls, bathrooms & ensembles
- Plush, high-quality carpets in all bedrooms\*
- Oak internal doors with sleek chrome hardware for a touch of timeless sophistication
- Soft Dulux “Timeless” walls accented with crisp white satin woodwork – a fresh and modern look throughout
- Spacious, fully fitted walk-in wardrobes in the master bedrooms to select apartments

## ELECTRICAL TOUCHES

- Chic brushed chrome switches and sockets throughout – contemporary and refined
- Thoughtfully placed data points in lounge and bedrooms to keep you connected
- USB-C charging ports in kitchen, living areas and bedrooms for modern convenience
- Dedicated EV charging point ready for your electric vehicle. Smart app ready for ultimate convenience.
- Energy-efficient LED downlights in key areas to beautifully brighten your home
- Secure app enabled video entry system for peace of mind and modern living
- High-speed fibre broadband ready for seamless connectivity

## CUTTING-EDGE HEATING, COOLING & VENTILATION

- Energy-efficient air source heat pump for heating and hot water – eco-friendly and future-ready
- Underfloor zoned heating throughout – comfort wherever you are
- Advanced Vent Axia centralised ventilation with heat recovery and summer bypass for year-round fresh air and comfort

## EXTERIOR FEATURES

- Sleek, “slate grey” flush casement windows with acoustic glazing & contemporary chrome finishes – both beautiful and built to perform
- Professionally landscaped communal garden with elegant seating – perfect for relaxing outdoors
- Modern, atmospheric exterior lighting with wall-mounted and bollard designs to enhance kerb appeal after dark
- Stylish block-paved parking space for each apartment, plus convenient visitor parking
- Safe and convenient cycle storage

## PEACE OF MIND

- Protected with a comprehensive 10-Year Advantage New Homes Warranty
- 999-year lease with a share of freehold, long-term security and greater control for owners

**BOSCH**

**Häcker**  
kitchen.germanMade.

**GROHE**

**RAK**  
CERAMICS

**Karndean**  
Designflooring

**HiB**

**CORMAR**  
CARPET CO

**Dulux**

*\* Available in finishes/colours of your choice. Contact your sales representative for more details. Subject to build programme.*

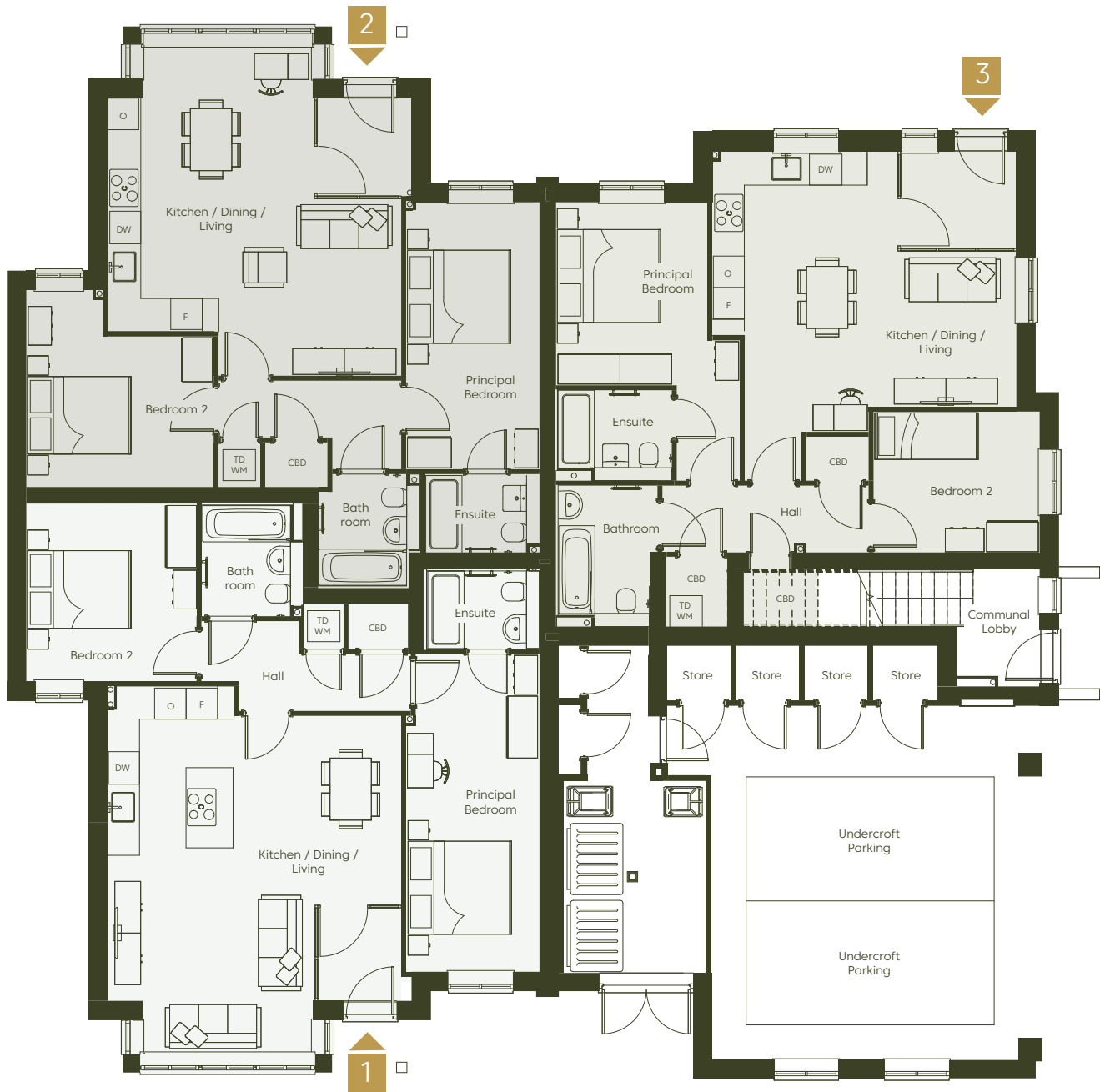




# CROSSGATE SITE PLAN



Landscaped garden



KEY

- DW
- F
- O
- CBD
- TD / WM
- Dishwasher
- Fridge
- Oven
- Cupboard
- Tumble Dryer / Washing Machine



GROUND FLOOR

APARTMENT 1

2 BEDROOM / 80.1 SQM

|                           |               |                |
|---------------------------|---------------|----------------|
| Living / Kitchen / Dining | 7.10m x 5.67m | 23'4" x 18'8"  |
| Principal Bedroom         | 6.15m x 2.57m | 20'2" x 8'5"   |
| Bedroom 2                 | 3.43m x 3.29m | 11'3" x 10'10" |
| Bathroom                  | 2.13m x 1.95m | 7'0" x 6'5"    |
| Ensuite                   | 2.17m x 1.50m | 7'2" x 5'1"    |

APARTMENT 2

2 BEDROOM / 73.8 SQM

|                           |               |                |
|---------------------------|---------------|----------------|
| Living / Kitchen / Dining | 6.37m x 5.67m | 20'9" x 18'8"  |
| Principal Bedroom         | 5.16m x 2.58m | 17'0" x 8'6"   |
| Bedroom 2                 | 3.81m x 3.62m | 12'6" x 11'11" |
| Bathroom                  | 2.15m x 1.95m | 7'1" x 6'5"    |
| Ensuite                   | 2.21m x 1.50m | 7'3" x 5'0"    |

APARTMENT 3

2 BEDROOM / 74 SQM

|                           |               |               |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.32m x 5.84m | 20'7" x 19'2" |
| Principal Bedroom         | 5.33m x 3.55m | 17'6" x 11'8" |
| Bedroom 2                 | 3.20m x 2.70m | 10'7" x 9'0"  |
| Bathroom                  | 2.72m x 1.78m | 9'0" x 5'10"  |
| Ensuite                   | 2.20m x 1.75m | 7'3" x 5'9"   |





KEY

|         |                                |
|---------|--------------------------------|
| DW      | Dishwasher                     |
| F       | Fridge                         |
| O       | Oven                           |
| CBD     | Cupboard                       |
| TD / WM | Tumble Dryer / Washing Machine |



FIRST FLOOR

APARTMENT 4

1 BEDROOM / 53.1 SQM

|                           |               |               |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 5.87m x 4.65m | 19'4" x 15'3" |
| Bedroom                   | 3.72m x 3.50m | 12'3" x 11'6" |
| Bathroom                  | 2.15m x 1.95m | 7'1" x 6'5"   |

APARTMENT 5

2 BEDROOM / 73.2 SQM

|                           |               |               |
|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.09m x 5.05m | 20'0" x 16'7" |
| Principal Bedroom         | 5.53m x 3.20m | 18'2" x 10'7" |
| Bedroom 2                 | 3.43m x 3.28m | 11'3" x 10'9" |
| Bathroom                  | 2.13m x 1.95m | 7'0" x 6'5"   |
| Ensuite                   | 2.00m x 1.65m | 6'7" x 5'5"   |

APARTMENT 6

2 BEDROOM / 70.5 SQM

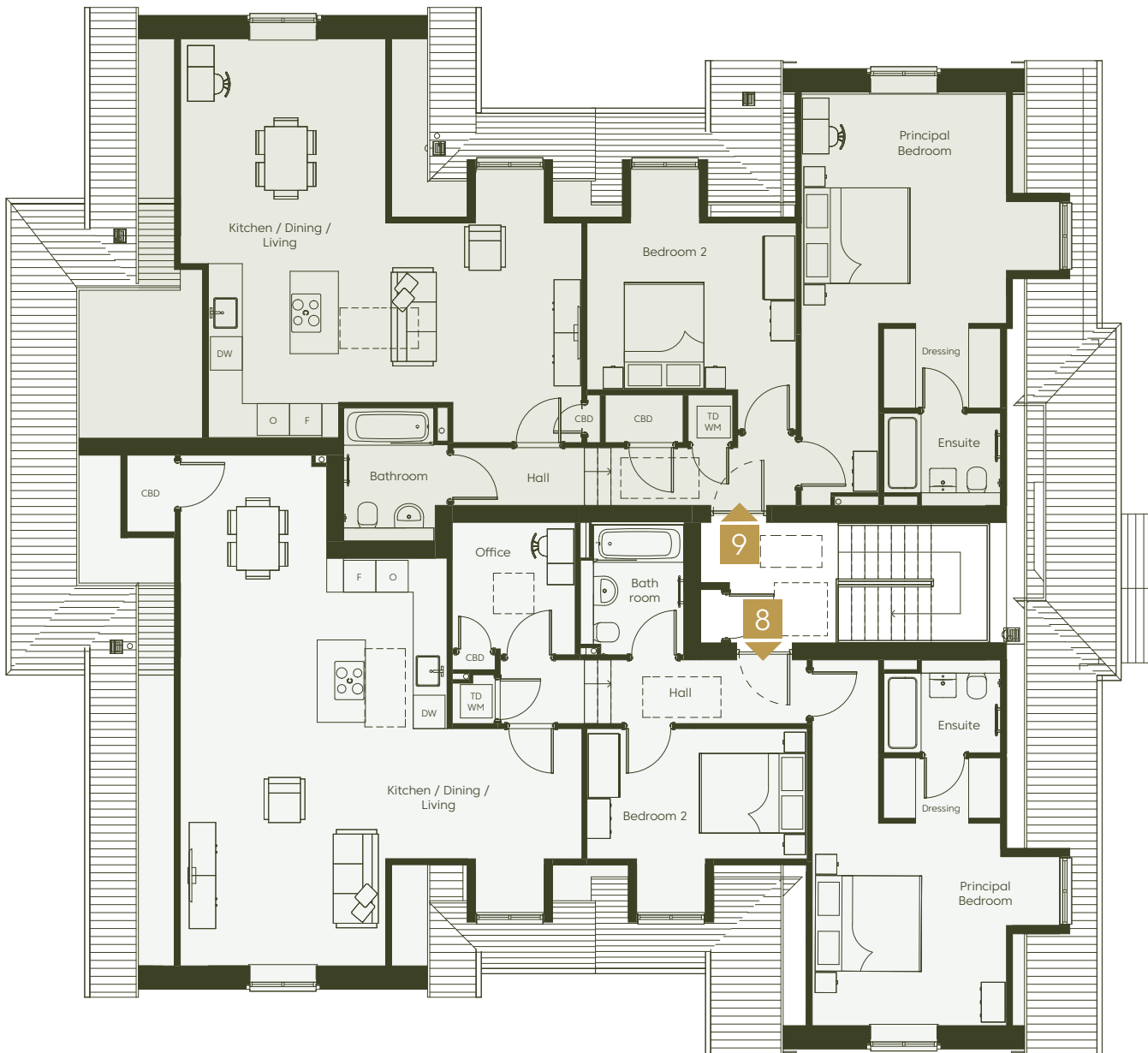
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|---------------------------|---------------|---------------|
| Living / Kitchen / Dining | 6.01m x 5.87m | 19'9" x 19'4" |
| Principal Bedroom         | 3.81m x 3.77m | 12'6" x 12'5" |
| Bedroom 2                 | 3.99m x 2.35m | 13'2" x 7'9"  |
| Bathroom                  | 2.15m x 1.95m | 7'1" x 6'5"   |
| Ensuite                   | 2.20m x 1.65m | 7'3" x 5'5"   |

APARTMENT 7

2 BEDROOM / 71.1 SQM

|                           |               |                |
|---------------------------|---------------|----------------|
| Living / Kitchen / Dining | 5.87m x 4.62m | 19'4" x 12'2"  |
| Principal Bedroom         | 4.45m x 3.03m | 14'8" x 10'0"  |
| Bedroom 2                 | 3.64m x 3.60m | 12'0" x 11'10" |
| Bathroom                  | 2.15m x 1.95m | 7'1" x 6'5"    |
| Ensuite                   | 2.45m x 1.45m | 8'1" x 4'9"    |





KEY

- DW Dishwasher
- F Fridge
- O Oven
- CBD Cupboard
- TD / WM Tumble Dryer / Washing Machine



SECOND FLOOR

APARTMENT 8

2 BEDROOM / 109.9 SQM

|                           |               |                |
|---------------------------|---------------|----------------|
| Living / Kitchen / Dining | 9.62m x 7.56m | 31'7" x 24'10" |
| Principal Bedroom         | 6.87m x 3.87m | 22'7" x 12'9"  |
| Bedroom 2                 | 4.18m x 3.43m | 13'9" x 11'3"  |
| Office                    | 2.49m x 2.31m | 8'2" x 7'7"    |
| Bathroom                  | 2.49m x 1.95m | 8'2" x 6'5"    |
| Ensuite                   | 2.20m x 1.75m | 7'3" x 5'9"    |

APARTMENT 9

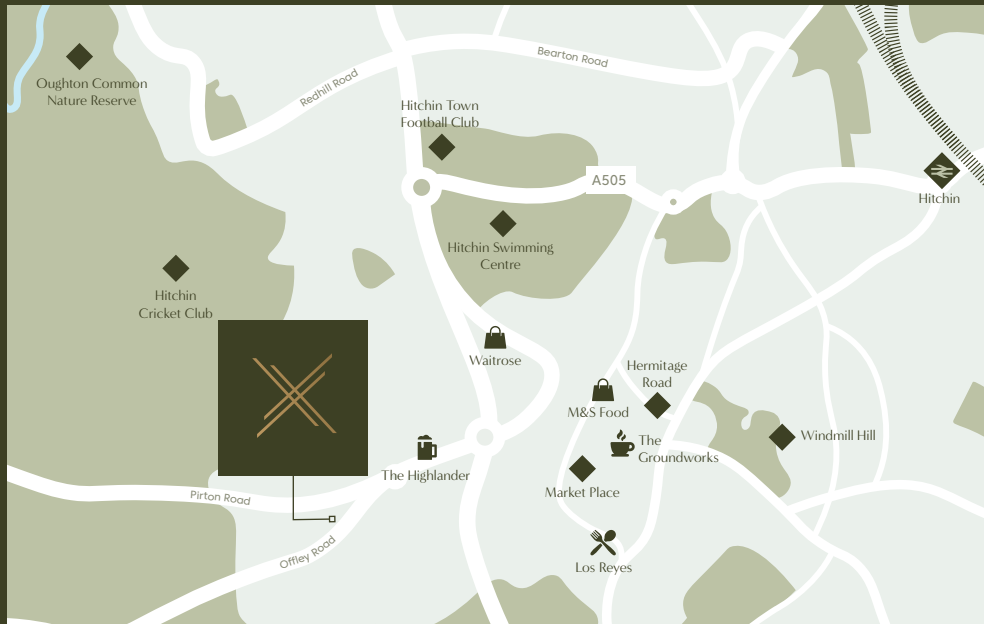
2 BEDROOM / 105.1 SQM

|                           |               |                |
|---------------------------|---------------|----------------|
| Living / Kitchen / Dining | 7.54m x 7.51m | 24'9" x 24'8"  |
| Principal Bedroom         | 7.75m x 4.85m | 25'5" x 15'11" |
| Bedroom 2                 | 4.90m x 3.94m | 16'1" x 12'11" |
| Bathroom                  | 2.52m x 1.72m | 8'3" x 5'8"    |
| Ensuite                   | 2.20m x 1.75m | 7'3" x 5'9"    |



# CROSSGATE

1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD



## SALES ENQUIRIES

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A DEVELOPMENT BY



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