



**Because property is personal with...**

**Johnson Place, 65 Walsworth Road, Hitchin**

**BELVOIR!**

**Guide price** £230,000



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## Key Features

- Chain free
- Second floor with lift
- Open plan living
- Allocated parking space
- Attractive communal gardens
- Opposite the station
- EPC rating B
- Leasehold





Belvoir are delighted to market this well-presented second floor apartment situated in a much sought after development close to the mainline station and within easy walking distance of the town centre. Johnson Place apartments are complemented by well maintained communal gardens with decked seating areas and lawn spaces. This light and airy apartment benefits from a modern fitted kitchen and bathroom suite, generous bedroom with built-in wardrobe, a well-proportioned living space and allocated secure underground parking. A property to suit first time buyers, those down-sizing and investors alike.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by Thameslink rail to London (approx. 35 minutes to Kings Cross), Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of 'outstanding' OFSTED ratings.

## GROUND FLOOR

### Communal Entrance

Via glazed communal door with security entry-phone system. Bright and spacious lobby area with steps and ramp leading to internal doorways and stairwell. Stairs to all floors and to access underground parking. Door to communal gardens.

## SECOND FLOOR

### Entrance

Entrance via solid front door.

### Hall

Smooth skimmed ceiling. Airing cupboard housing hot water cylinder. Storage cupboard. Electric heater. Doors to all rooms.

### Living Room 6.80m x 3.80m (22'4" x 12'6")

(Maximum measurements to include kitchen area.) Smooth skimmed ceiling. Three uPVC double glazed windows to rear aspect. Two wall mounted electric radiators. Open plan to:

### Kitchen

Smooth skimmed ceiling with recessed spotlights. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Stainless steel built-in single oven and four ring ceramic hob inset to work surface with chimney hood extractor over. Integrated fridge freezer and machine.

### Bedroom 4.30m x 3.60m (14'1" x 11'10")

(Maximum measurements) Smooth skimmed ceiling. uPVC double glazed window to side aspect. Built-in wardrobe with mirrored sliding doors. Wall mounted electric radiators.

### Bathroom

Smooth skimmed ceiling with recessed spotlights. Suite comprising panel enclosed bath with feature wall-mounted chrome mixer tap and separate shower, wall-mounted hand wash basin and wall-mounted low level push-button flush WC with concealed cistern. Wall-mounted fan heater. Extractor.

## EXTERIOR

### Communal Gardens

Wall enclosed landscaped communal grounds. Patio area with full width pergola providing ample seating space. Further decked seating areas. Established lawn with mature shrub and plant borders.

### Parking

Gated entrance. Secure underground allocated parking space.





## PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years with expiry 1st January 2133  
(approximately 108 years remaining)

Ground Rent: £TBC per annum

Service Charge: Approximately £TBC per annum

Council Tax: Band B

EPC Rating: B

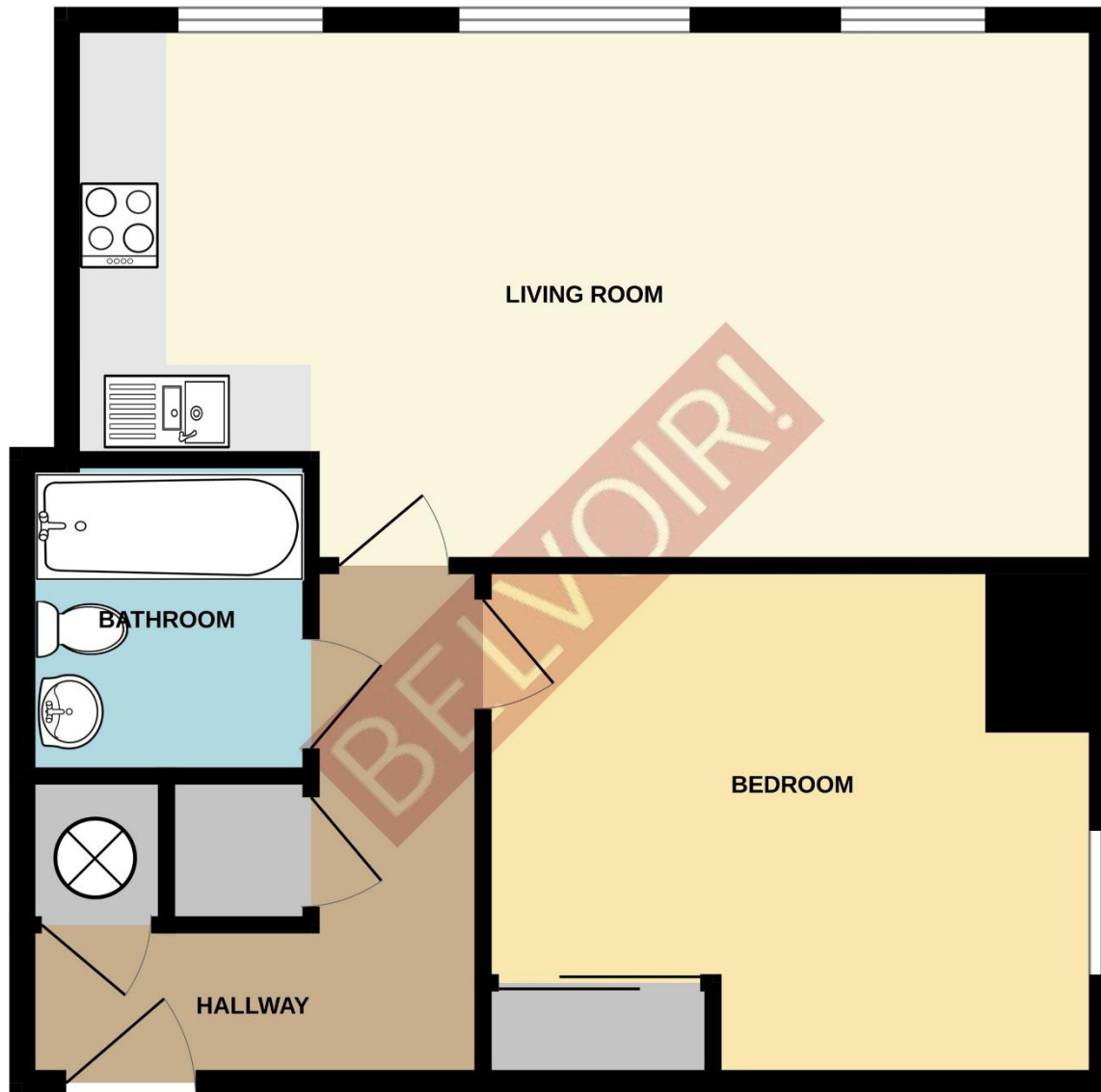
## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.









578 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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