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Walsworth Road, Hitchin

BELVOIR!

Guide price £285,000



Key Features

- Split-level apartment forming part of a period property conversion
- Ideal central location close to station
- Large double glazed sash windows
- Modern well-appointed kitchen
- Period features, high ceilings & gorgeous fireplace
- EPC rating D
- Leasehold





Nestled on Walsworth Road in the charming town of Hitchin, Hertfordshire, this delightful apartment forms part of an attractive period conversion and offers a perfect blend of period elegance and modern convenience. The property is thoughtfully arranged over two floors, providing an airy and inviting atmosphere that feels distinctly like a home.

Upon entering, you are greeted by a warm and welcoming reception room, where a large sash window allows natural light to pour in, enhancing the sense of space and comfort. The high ceilings further elevate the ambiance, making each room feel airy and open.

The heart of this home is undoubtedly the beautifully appointed 'shaker' style kitchen, complete with integrated appliances, perfect for culinary enthusiasts and entertaining guests alike. Period features, such as the elegant and ornate fireplace, add character and charm, seamlessly blending with modern touches throughout the home.

Outside, residents can make use of a communal garden space, providing an area to relax and unwind. Additionally, residents benefit from nearby permit parking, local amenities and a welcoming pub just a stone's throw away; this property is ideally situated within striking distance of Hitchin's mainline station and historic town centre.

This charming Victorian home is a rare find, combining the best of both worlds—period charm and contemporary living—making it an excellent choice for those looking to settle in a vibrant and friendly community.

GROUND FLOOR

Shared Entrance

Under storm porch via traditional front door into a communal hallway. Stairs rising to all floors.

FIRST FLOOR

Entrance

Via solid front door into:

Living Room 3.90m x 3.20m (12'10" x 10'6")

Smooth skimmed ceiling with recessed lighting. Double glazed sash windows to rear and side aspects. Stairs rising to first floor. Feature open fireplace with ornate period surround and hearth. Radiator. Step down to:

Kitchen 2.85m x 2.55m (9'5" x 8'5")

Smooth skimmed ceiling with recessed downlights.. Double glazed sash windows to rear and side aspects. Fitted with a 'Shaker' style range of base and wall mounted cabinets providing storage with complementary wood worktops. Stainless steel built-under single oven and four burner gas hob inset to worksurface with stainless steel chimney hood extractor over. Inset 'Butler' sink with chrome swan-neck mixer tap. Integrated appliances include fridge, freezer, washing machine and slimline dishwasher. Concealed gas central heating 'Combi' boiler. Radiator.

SECOND FLOOR

Landing

Smooth skimmed ceiling with hatch providing access to loft space. Storage cupboard. Doors to bedroom and bathroom.

Bedroom 3.90m x 3.00m (12'10" x 9'10")

Part-pitched smooth skimmed ceiling. Velux skylight to rear aspect. Radiator.





Bathroom

Smooth skimmed ceiling. Obscure double galzed sash window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin and low level flush WC. Tiled wet areas. Storage cupboard.

EXTERIOR

Communal Garden

Wall and fence enclosed. Brick paved patio. Lawn area.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: approx. 148 years remaining

Ground Rent: £150 per annum

Service Charge: £500 per annum

Council tax: Band A

EPC Rating: D

DISCLAIMER

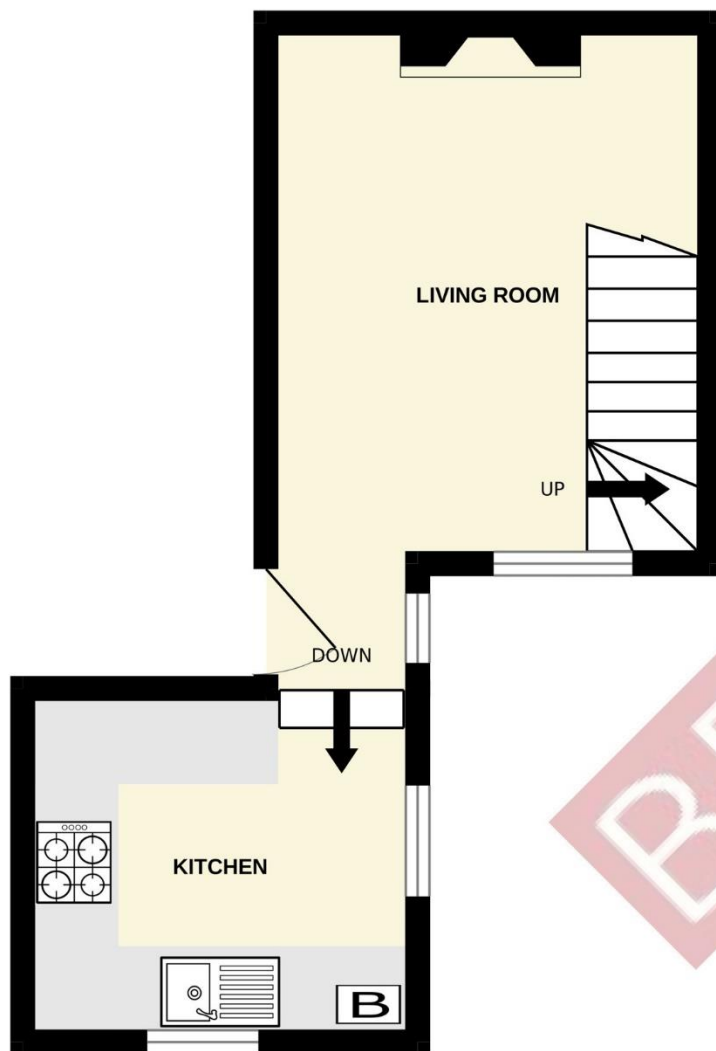
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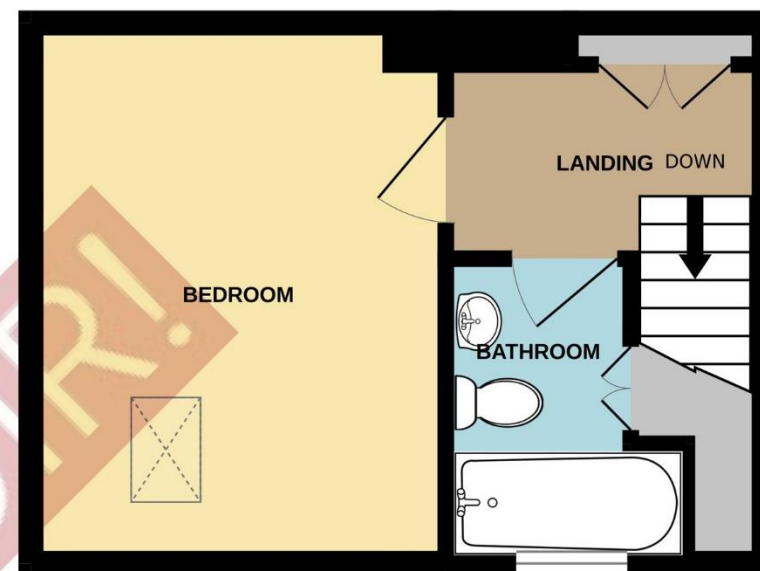




FIRST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



SECOND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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