





## Property Description

A unique and beautifully presented apartment situated in the most central of locations. Behind the Stucco fronted facade this extensive Grade 2 listed home needs to be seen to be believed.

Internally the flexible accommodation features separate reception rooms, 2 large bedrooms and a further reception room that would be ideal as a dressing room or a study. There is also a well fitted kitchen and family bathroom. There is also an agreement to use 2 parking spaces which is secure evenings and weekends.

This property overlooks Hitchin High street and as such gives easy access to an array of bars, coffee shops and restaurants, the station is also just a short walk away.

## Ground Floor

External stairs leading to property.

## Entrance Lobby

Door to front, leading to entrance hall. Original wood flooring.

## Entrance Hall

Loft access (belongs to Barclays Bank). wood flooring and radiator.

## Lounge

14' 2" max x 12' 1" max ( 4.32m max x 3.68m max )

Open to dining room. Single glazed window to front aspect, TV and telephone points, wood flooring and radiator. Door to hall.

## Dining Room / Bedroom Three

14' 2" x 6' 9" ( 4.32m x 2.06m )

Open to lounge. Single glazed window to front aspect, wood flooring and radiator. Door to kitchen.

## Kitchen

11' 7" x 7' 11" ( 3.53m x 2.41m )

Fully fitted kitchen with single glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, stainless steel sink and drainer, space for fridge/freezer and washing machine, boiler, two spotlights and wood effect flooring.

## Dressing Room / Snug

23' x 11' 7" ( 7.01m x 3.53m )

Period features and radiator. Slight head restriction in places.

## Bedroom One

23' x 9' 11" max/into recess ( 7.01m x 3.02m max/into recess )

Single glazed window to rear aspect with secondary glazing, period features, eaves storage and radiator. Slight head restriction in places.

## Bedroom Two

14' 7" x 11' 4" ( 4.45m x 3.45m )

Single glazed window to front aspect, telephone point, wood flooring and radiator.

## Bathroom

Fully tiled bathroom with single glazed frosted window to rear aspect, wash hand basin with mixer tap and vanity, panelled bath with shower over, WC, extractor fan, spotlights and heated towel rail.

## Outside

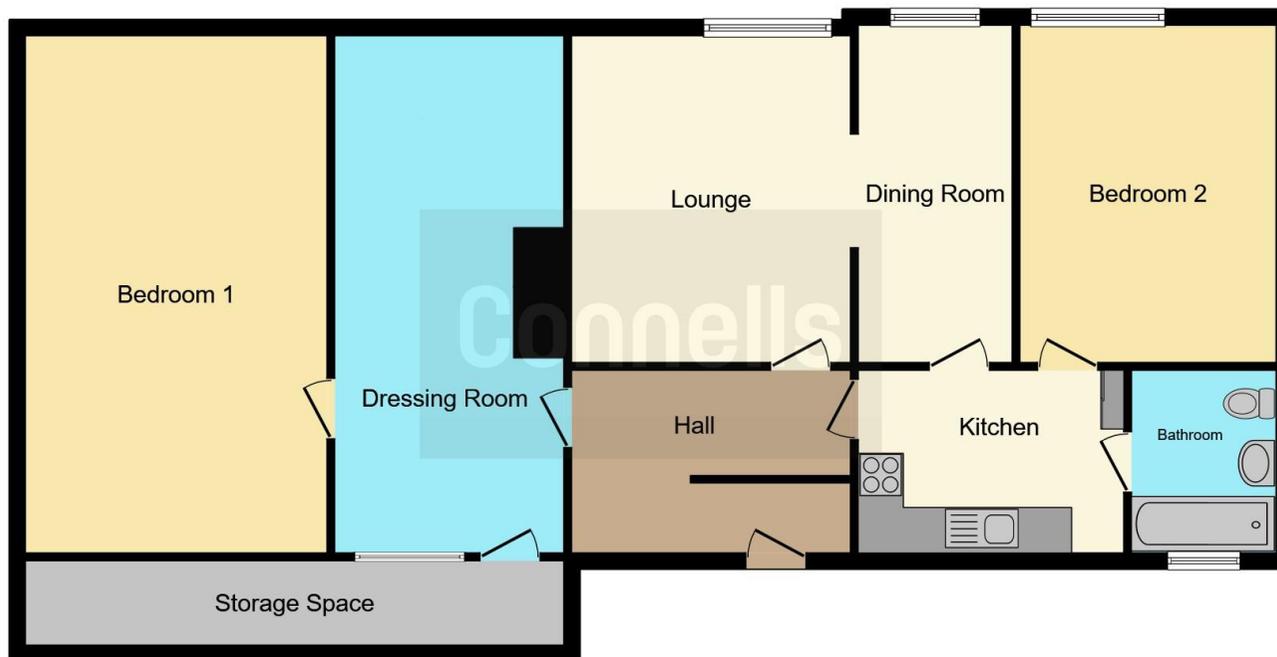
## Parking

Two agreed parking spaces with Barclays Bank.









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:  
 Exempt

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307801](http://connells.co.uk/Property/HIT307801)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT307801 - 0005