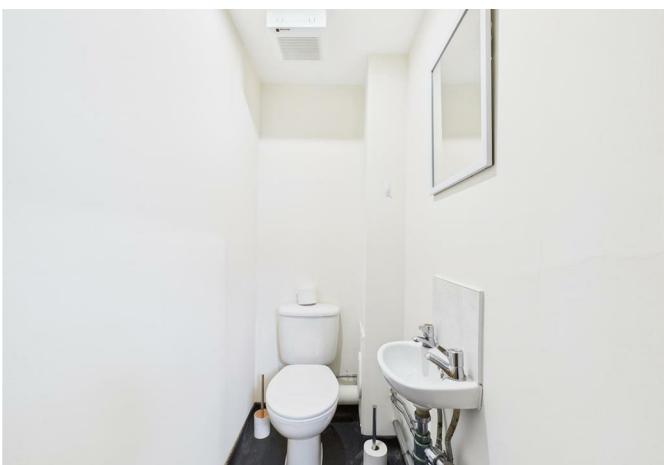




2 Royal Quarter, 98 Ickleford Road, Hitchin, SG5 1TF  
**£275,000**



2 Royal Quarter, 98 Ickleford Road, Hitchin, SG5 1TF

**£275,000**

This exceptional Two Bedroom Duplex Apartment is arranged over both the ground and first floors of a converted block of apartments, in the very heart of Hitchin town centre..

The light and modern interior offers open plan living and features a fully fitted kitchen , modern bathroom and shower, a downstairs wc and ample storage space, with the added benefit of allocated parking.

Conveniently situated within easy reach of the town's mainline station and the various shops, restaurants and cafes Hitchin has to offer, this property would make an ideal first time purchase or rental investment.

An early viewing is thoroughly recommended.



THE  
PROPERTY  
QUARTER

## Features

- Two Bedrooms
- Duplex Apartment
- Interior Accommodation Over Two Floors
- Modern, Fully Fitted Kitchen.
- Ample Storage Space
- Off Street Allocated Parking
- Private Entrance
- Convenient, Town Centre Location.



**Council Tax Band: C**

**Floor Area: 602.00 sq ft**

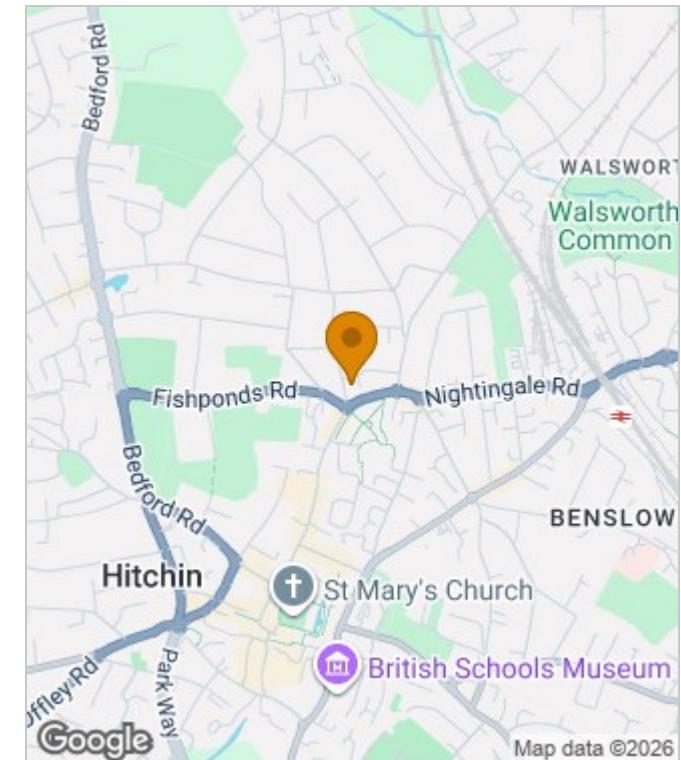
**EPC Rating:**

**Tenure: Leasehold**

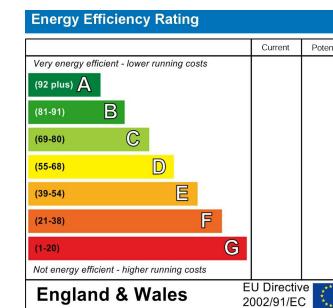
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.