



PUTTERILLS

est. 1992

3 St. Elmo Court, London Road, Hitchin, SG4 9ET  
**£350,000**

## A charming two bedroom first floor apartment forming part of this Victorian residence.

This beautifully presented two bedroom apartment has been looked after and improved by the current owner including a refurbished kitchen and bathroom and is beautifully presented throughout. The property forms part of a stunning conversion of a Victorian residence providing some delightful character and a wonderful atmosphere. A real feature of the property is a delightful private rear garden, parking and garage.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and Peterborough, 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.

### **ENTRANCE HALL**

**SITTING ROOM 14' x 12' (4.27m x 3.66m)**

**KITCHEN 10'3" x 4'10" (3.12m x 1.47m)**

**BEDROOM ONE 10'5" x 9'6" (3.18m x 2.90m)**

**BEDROOM TWO 10'7" x 8'1" (3.23m x 2.46m)**

**BATHROOM 6'9" x 6' (2.06m x 1.83m)**

### **EXTERNALLY**

**GARDEN 38' x 14' (11.58m x 4.27m)**

### **GARAGE & PARKING**

### **TENURE**

We are advised by our client that this property is: Share of Freehold

The lease was extended to 999 years in 2019.

Buildings insurance £700 per annum.

This information should be clarified by your legal representative.

### **EPC**

EER: D

### **FLOORPLAN AND BROCHURE DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are

reproduced for general information and it must not be inferred that any item shown is included with the property.

### **VIEWING INFORMATION**

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





## First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)



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