



Wedgewood Road, Hitchin







# The Property

A spacious one bedroom, first floor apartment with residents parking and no onward chain located within walking distance of Hitchin train station and town centre.

The property benefits from an entrance hall, living room overlooking communal garden, kitchen, double bedroom and bathroom.

This is an ideal purchase for a first time buyer, commuter or an investor, with a rental income of £950.00 per month, and will be sold with no onward chain

Wedgewood Road is superbly located for Hitchin town centre which offers a host of great restaurants, bars, shops and leisure facilities, and is renowned for its highly regarded Hitchin boys and girls schools.

Transport links are equally well served with Hitchin Mainline Railway Station close by which offers fast and regular trains into Central London and beyond. Additionally the A1 & M1 motorways are easily accessed.

The current owner will complete on this property with an extended lease (181 years remaining) and a 'peppercorn' ground rent (£0).

**Guide £175,000**







## Key Features

- Spacious One Bedroom Apartment
- Residents Parking
- No Onward Chain
- Communal Gardens
- Close To Hitchin Town Centre & Station
- Short Distance To Highly Regarded Schools

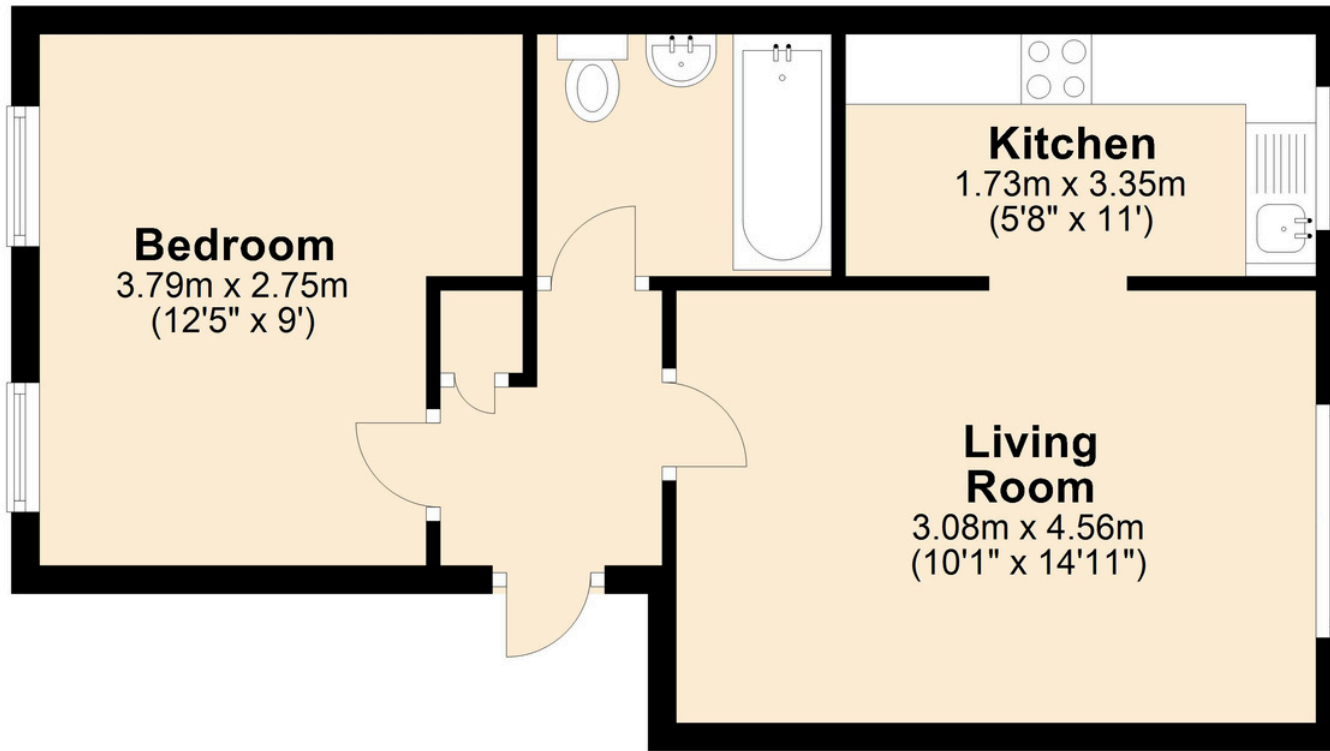






# First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



- 181 years remaining on the lease
- Service Charges: £1,050 P/A
- Ground Rent: £0

Total area: approx. 39.5 sq. metres (425.4 sq. feet)

TOTAL LIVING SQFT, THIS EXCLUDES THE GARAGE. Plan created by Fullbrook & Floor Estate Agents.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer:**  
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.