



Apartment (EPC Rating: C)

## JOHNSON PLACE HITCHIN

SG4 9FJ  
PCM

**£1,450 PCM**

- AVAILABLE MID AUGUST
- UNFURNISHED
- TOP FLOOR APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- FULLY FITTED KITCHEN
- LOUNGE/DINER
- SECURE PARKING SPACE
- COMMUNAL GARDENS
- CLOSE TO STATION AND SHOPS



**Fordyce Furnivall**  
Residential Sales & Letting Agents



2



2



1



C

# 2 Bedroom Apartment located in Hitchin

Being offered unfurnished and available from mid-September, a spacious modern 2 bedroom 2 bathroom top floor (second floor) apartment situated only a stone's throw away from the mainline railway station and within easy walking distance to the town centre. The accommodation comprises, entrance hall, open plan fully fitted kitchen/ lounge/diner, 2 bedrooms and two bathrooms (one being en-suite to the master). Outside there are attractive communal gardens and a secure allocated underground parking space. Additional features include economy 7 heating and double glazing throughout. **\*\*VIEWINGS WEDNESDAY 13th, 11am - 2:00pm - PLEASE CALL/EMAIL FOR AN APPOINTMENT\*\***

## SITUATION

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

## ENTRANCE HALL

Solid wood front door, storage cupboard, wood laminate flooring, wall mounted electric radiator, doors to:

## OPEN PLAN LOUNGE/DINER/KITCHEN

6.20m x 3.64m (20' 4" x 11' 11") Fitted with a modern range of base and eye level units with complimentary working top surfaces over and matching up-stands, inset 1 1/4 stainless steel sink with mixer tap and drainer, integrated electric oven, built-in electric hob with chimney style extractor fan over and metal splash backs, integrated fridge/freezer, built-in wine rack, wood laminate flooring, full length double glazed windows, inset ceiling lights, T.V. point, telephone point, wall mounted electric radiator.

## MASTER BEDROOM

4.20m x 3.45m (13' 9" x 11' 4") Built-in wardrobe with sliding mirrored doors, double glazed window, wall mounted electric radiator, door to:

## ENSUITE

Low flush WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splash backs,

double shower cubicle with fully tiled walls, part tiled walls, tiled flooring, wall mounted mirror, extractor fan.

## BEDROOM 2

3.00m x 2.78m (9' 10" x 9' 1") Double glazed window, wall mounted electric radiator.

## BATHROOM

Low flush WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splash backs, panel enclosed back with hand held shower attachment, part tiled walls, tiled flooring, wall mounted mirror, extractor fan.

## PARKING

Secure allocated underground parking space.

## COMMUNAL GARDENS

Attractive communal gardens

## LOCAL AUTHORITY

North Herts  
Tax band C  
£2073







Apartments 4 (first) 16 (second) 28 (third)

Living/Kitchen/Dining

6200 (max) x 3640 (max) 20'4 x 11'11

Bedroom 1

4204 (max) x 3450 (max) 13'10 x 11'4

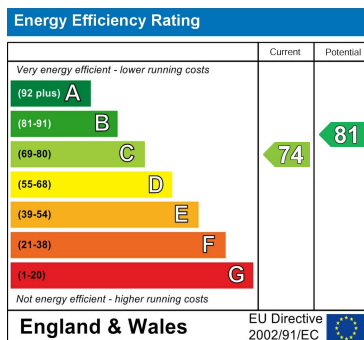
Bedroom 2

3005 x 2775 9'10 x 9'1

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.