



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Allocated parking



EPC Band B

Leasehold (115 years remaining)

Service Charge:

£1,100.00 per annum

Ground Rent:

£250.00 per annum

Council Tax Band:

B £1,877.54 (2026/2027)

Local Authority:

North Hertfordshire District Council



Beautiful two-bedroom apartment with private balcony, en-suite, parking, communal gardens, a short walk from Hitchin station and town centre.

Description

A beautifully presented two double bedroom apartment at the esteemed Crest Nicholson development, Allwoods Place, perfectly positioned near Hitchin's mainline station and bustling town centre. Accessed via a secure communal entrance, the apartment opens into a welcoming hallway with useful storage. The impressive open-plan kitchen/living room is bright and spacious, designed for modern living. The contemporary kitchen features integrated appliances, ample worktop and cupboard space, while the generous living area accommodates seating and dining. French doors lead to a superb private balcony, perfect for relaxing or entertaining. There are two well-proportioned double bedrooms, with the principal room offering fitted wardrobes and an en-suite shower room. The second bedroom is versatile, suitable as a guest room, office or nursery. A modern family bathroom completes the home. Externally, the property offers well-maintained communal gardens and one allocated parking space, ideal for first-time buyers, commuters, downsizers, and investors.

Location

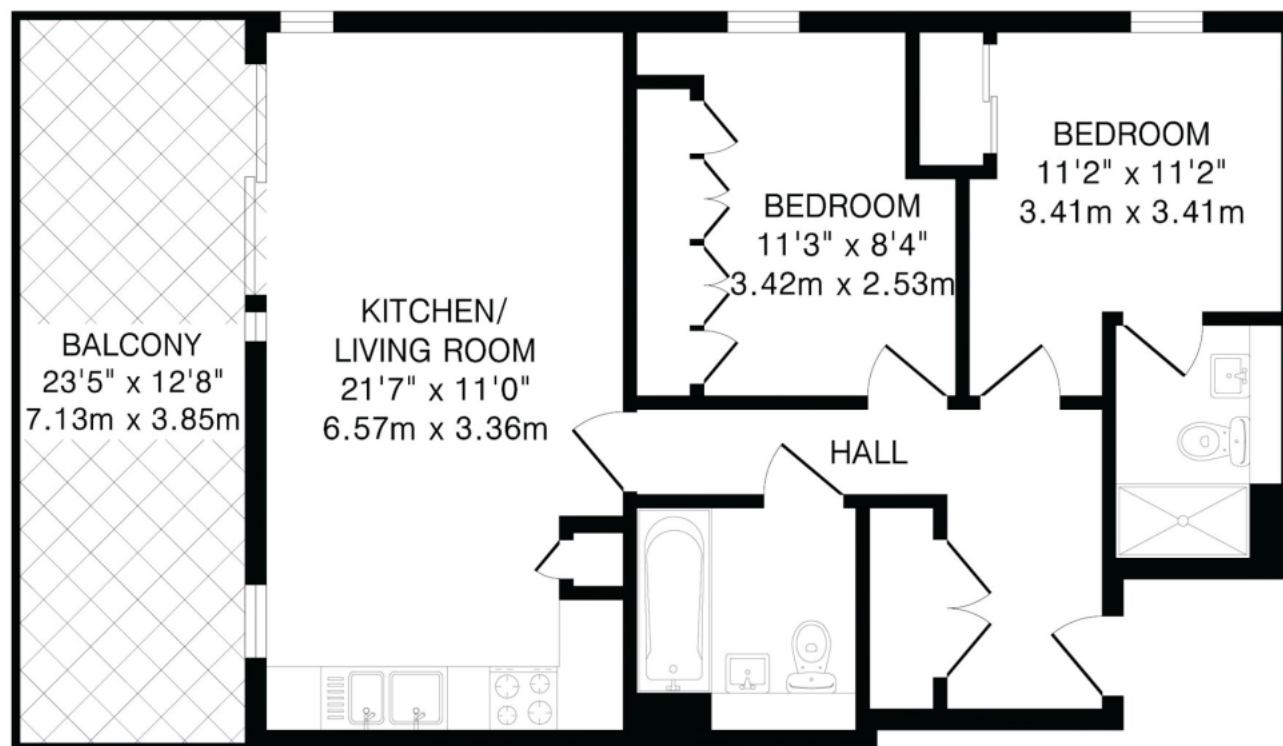
Allwoods Place is a modern Crest Nicholson development established in 2017 that has quickly become one of Hitchin's most sought-after apartment communities.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









TOTAL FLOOR AREA: 642 sq.ft.(59.6 sq.m)approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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