



2 Bedrooms



2 Bathrooms



1 Reception



Communal Gardens



Allocated parking



EPC Band B

Leasehold (169 years remaining)

Service Charge:
£2,000.00 per annum

Ground Rent:
£1.00 per annum

Council Tax Band:
C £2,145.77 (2026/2027)

Local Authority:
North Hertfordshire District Council



Spacious 2-bed, 2-bath apartment in private Hitchin development with open-plan living, allocated parking & no onward chain.

Description

Built in 2013, this spacious two-bedroom apartment is part of Caldicott Court, a private development near Hitchin town centre and the mainline station. Offering around 705 sq. ft. of space, the property features underfloor heating, allocated parking, and no onward chain. The entrance hall includes storage and leads to an open-plan kitchen, dining, and living area, extending over 19ft. It boasts a glass block feature wall for natural light and is fitted with units, work surfaces, and integrated appliances. Two well-sized bedrooms include a main with fitted wardrobes and an en-suite shower. The second is a comfortable double, complemented by a separate bathroom.

Location

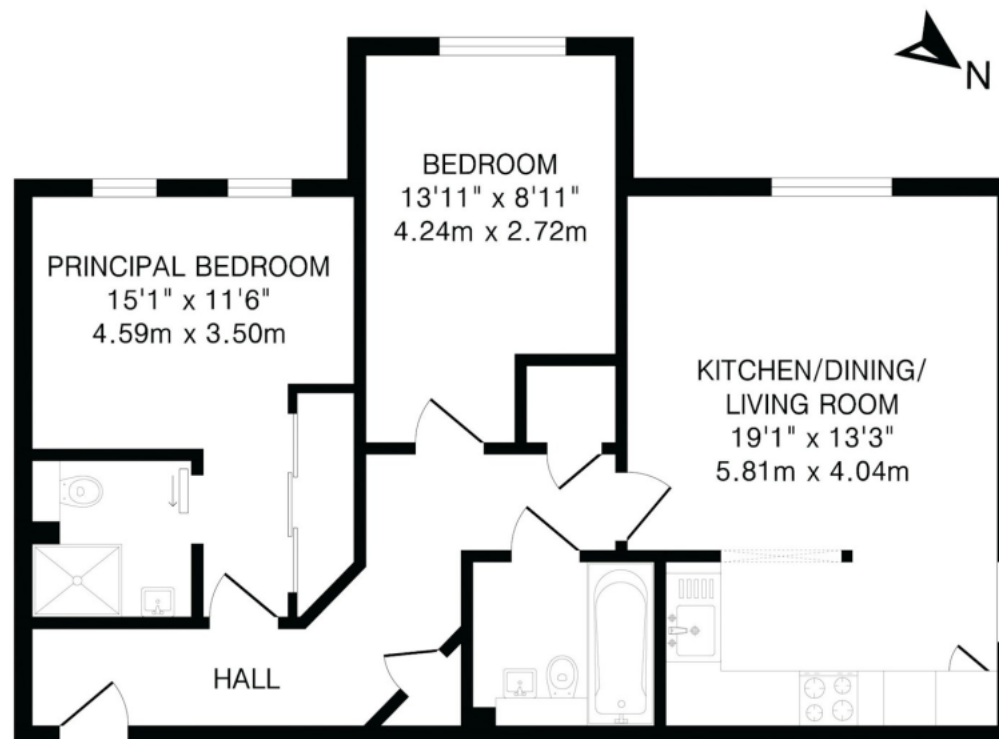
Caldicott Court, a private development off Walsworth Road, offers excellent access to Hitchin's historic town centre and mainline station. The location is ideal for local amenities and is within the catchment area for some of Hitchin's top schools.

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: 705 sq.ft.(65.4 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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