

 2 Bedrooms

 1 Bathroom

 1 Reception

 Allocated Parking

 EPC Band D

Leasehold (117 years remaining)

Service Charge:
£1,900.00 per annum

Ground Rent:
£300.00 per annum

Council Tax Band:
B £1,877.54 (2026/2027)

Local Authority:
North Hertfordshire District Council



CHAIN FREE. Modern 2018-built ground floor apartment with 2 bedrooms, open-plan living, allocated parking, centrally located in Hitchin. Well-presented.

Description

Situated in the popular Chancery Place, this modern two-bedroom ground floor flat, built in 2018, offers well-planned accommodation close to Hitchin town centre and mainline station. The property is well maintained and chain free. Accessed via a communal entrance, the front door opens into a private hall leading to both bedrooms, the family bathroom, and the main living area. The open-plan kitchen, dining and living room provides a spacious layout with plenty of natural light. There's space for both living and dining furniture, and the modern kitchen includes a range of units, work surfaces, and integrated appliances. There are two well-proportioned bedrooms. The principal bedroom has a fitted wardrobe and space for additional furniture. The second bedroom can serve as a guest room, child's room or home office. The modern family bathroom features a bath with overhead shower, wash basin, and WC. Externally, there's an allocated parking space. The development is near green space with a children's play area. Ideal for first-time buyers, downsizers, or investors.

Location

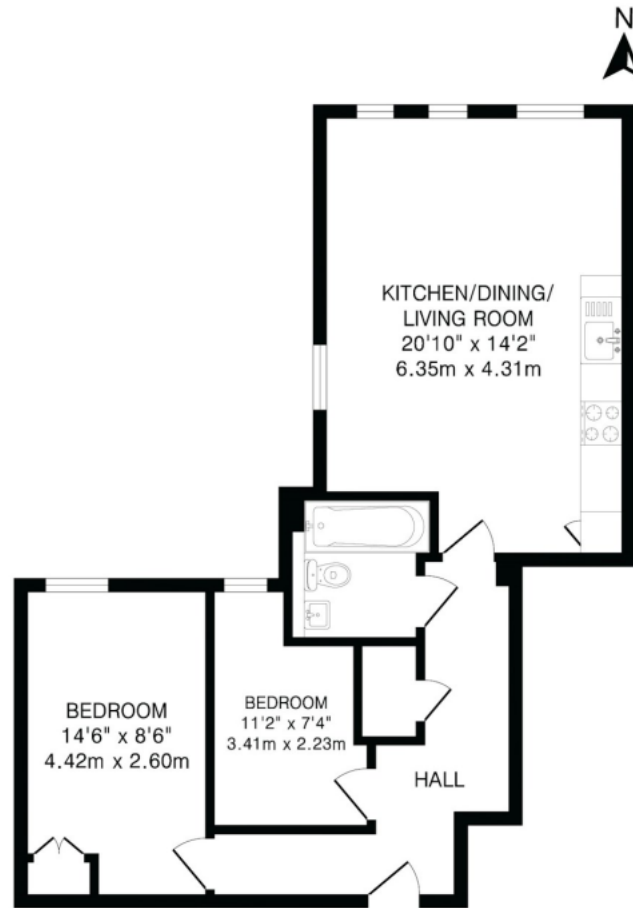
Chancery Place is centrally located in Hitchin, within walking distance of the town centre, mainline station and local amenities, with easy access to the A1(M).



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.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.