



6 The Exchange

Queen Street, Hitchin, SG4 9TY

£285,000



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Located in Hitchin in The Exchange, is this chain free, two/three bedroom, split level apartment with allocated parking.

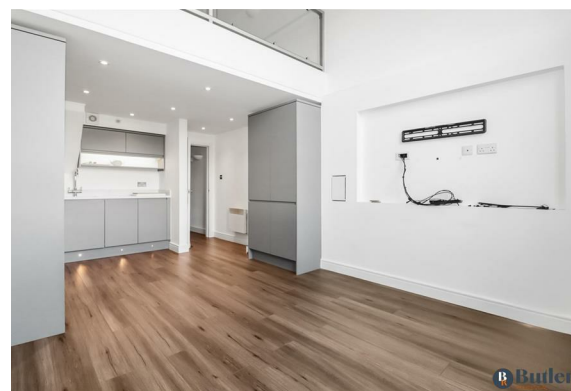
Converted in 2003, The Exchange provides modern living in the heart of Hitchin.

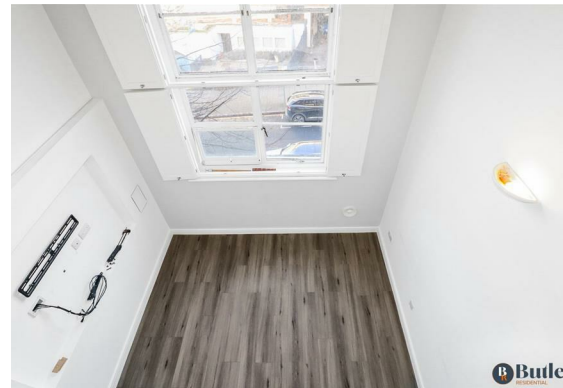
Step inside this contemporary, bright apartment, finished to a high standard. With high ceilings and large shuttered windows, the lounge offers views onto the street and across to St Mary's Church. An inset media alcove provides the perfect spot for a TV, while above, a mezzanine with a glass balustrade serves as an ideal guest room or office.

The kitchen features sleek, handleless grey cabinets and includes an integrated fridge freezer, a self-cleaning oven, and an instant hot water tap.

Through the entrance hall, you'll find bedroom two and a stylish three-piece bathroom. Ascend the stairs to reach bedroom one, complete with fitted wardrobes, offering excellent storage. Across the landing is the mezzanine, providing additional storage space.

Hitchin is a charming market town known for its rich history, picturesque streets, and vibrant community. With a lively town centre, and variety of independent shops, cafes, and restaurants just minutes walk away, everything is on your doorstep. Additionally Hitchin hosts regular markets and cultural events throughout the year. For commuters the mainline station has lines to London and Cambridge, and the A1M and M1 offer





quick transport links.

A must see apartment, perfect for a first time buyer.

Lease Term Remaining: 100 Years.

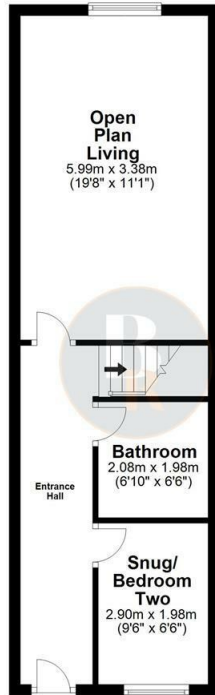
Ground Rent - £160 Per Annum. (Approx.)

Service Charge - £2,364.00 Per Annum. (Approx.)

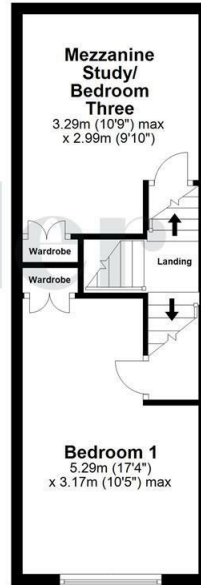
This amount includes water rates & building insurance.

Floor Plan

Floor Plan
Approx. 41.2 sq. metres (443.3 sq. feet)



Floor Plan
Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

