



PUTTERILLS

est. 1992



**Guide Price £525,000**

**Leasehold**

**High Street, Hitchin, SG5 1BH**

# PROPERTY SUMMARY

This exquisite two-bedroom duplex apartment, located in the heart of High Street within a Grade 2 listed building, combines period charm with modern comforts. The open-plan layout includes a spacious reception area, a sleek kitchen with modern appliances, and a cozy living area. The upper level features two private bedrooms, each with its own en-suite bathroom. A standout feature is the private decked terrace, ideal for outdoor living. The property also offers an allocated parking space and excellent transport links, including an 18-minute walk to the station and easy access to major roads. With local amenities nearby, this apartment offers a luxurious and convenient lifestyle.

2



2



1



















LOCAL AUTHORITY  
North Herts

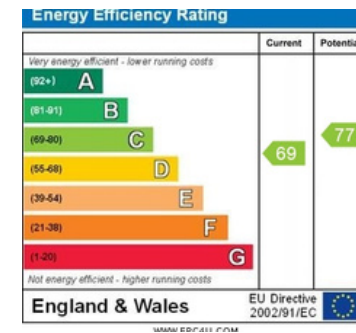
TENURE  
Leasehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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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/tenants are advised to recheck the measurements



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