



Portmill Lane, Hitchin, SG5 1EN

£350,000



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The Grange, Portmill Lane, Hitchin

CHAIN FREE - FANTASTIC LOCATION - WALKING DISTANCE TO TRAIN STATION

Offered CHAIN FREE and nestled in the heart of Hitchin, this modern penthouse style flat on Portmill Lane offers a perfect blend of comfort and convenience. Built in 2015, the property boasts a contemporary design and is situated on the top floor, providing a serene retreat from the bustling town centre while remaining just a stone's throw away from local amenities.

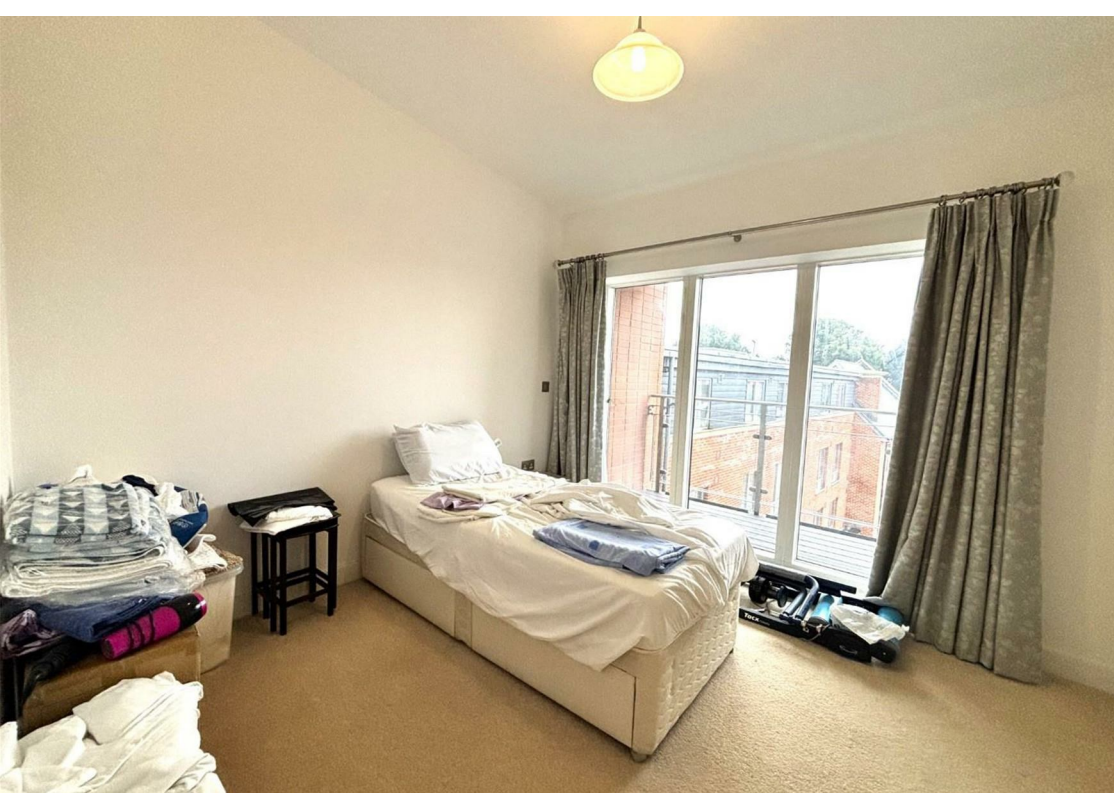
The flat features two well-proportioned bedrooms, ideal for anyone seeking extra space. With two bathrooms, including an en-suite, morning routines are made effortless. The generous living/dining room is perfect for relaxation or entertaining guests, and it flows seamlessly into the well-appointed kitchen.

One of the standout features of this property is the two balconies, one of which overlooks Hermitage Road, allowing you to enjoy fresh air and views in a tranquil setting. The triple-glazed windows enhance the peaceful atmosphere by significantly reducing outside noise, making it an ideal sanctuary for those who appreciate quiet living.

Additionally, the flat comes with an allocated parking space, a valuable asset in this town centre location. The property is set back from Portmill Lane, ensuring a calm environment while still being within easy reach of shops, restaurants, and transport links.

This flat is a rare find, combining modern living with a prime location, making it an excellent choice for first time buyers, landlords or downsizers. Don't miss the opportunity to make this delightful property your new home.







Communal Entrance:

With lift and stairs to third floor with private front door to:

Entrance Hall:

Radiator, cupboard, entry phone system, engineered oak flooring and doors to:

Living/Dining Room:

17'8 x 12'9
Vaulted ceilings with dual aspect powder coated aluminium and triple glazed window to side and door opening to South facing balcony with view of St. Mary's church, engineered oak flooring, radiator and opening to:

Kitchen:

9'10 x 9'4
Vaulted ceilings and fitted with a range of contemporary base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob and extractor fan over, built in oven, fridge, freezer, dishwasher and washing machine, engineered oak flooring and skylight.

Bedroom One:

12'7 x 12'6
Radiator, built in wardrobe, sliding doors opening to balcony with light, powder coated aluminium and triple glazed window and door to:

Ensuite:

6'3 x 5'1
Low level WC, pedestal wash hand basin with mixer tap, walk in shower with mixer tap, chrome heated towel rail.

Bedroom Two:

11'7 x 11'7
Radiator, sliding doors opening to balcony, powder coated aluminium and triple glazed window and radiator.

Bathroom:

7'1 x 5'6
Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, chrome heated towel rail.

Parking:

One allocated parking space which has a rising bollard to prevent unauthorised parking.

Tenure:

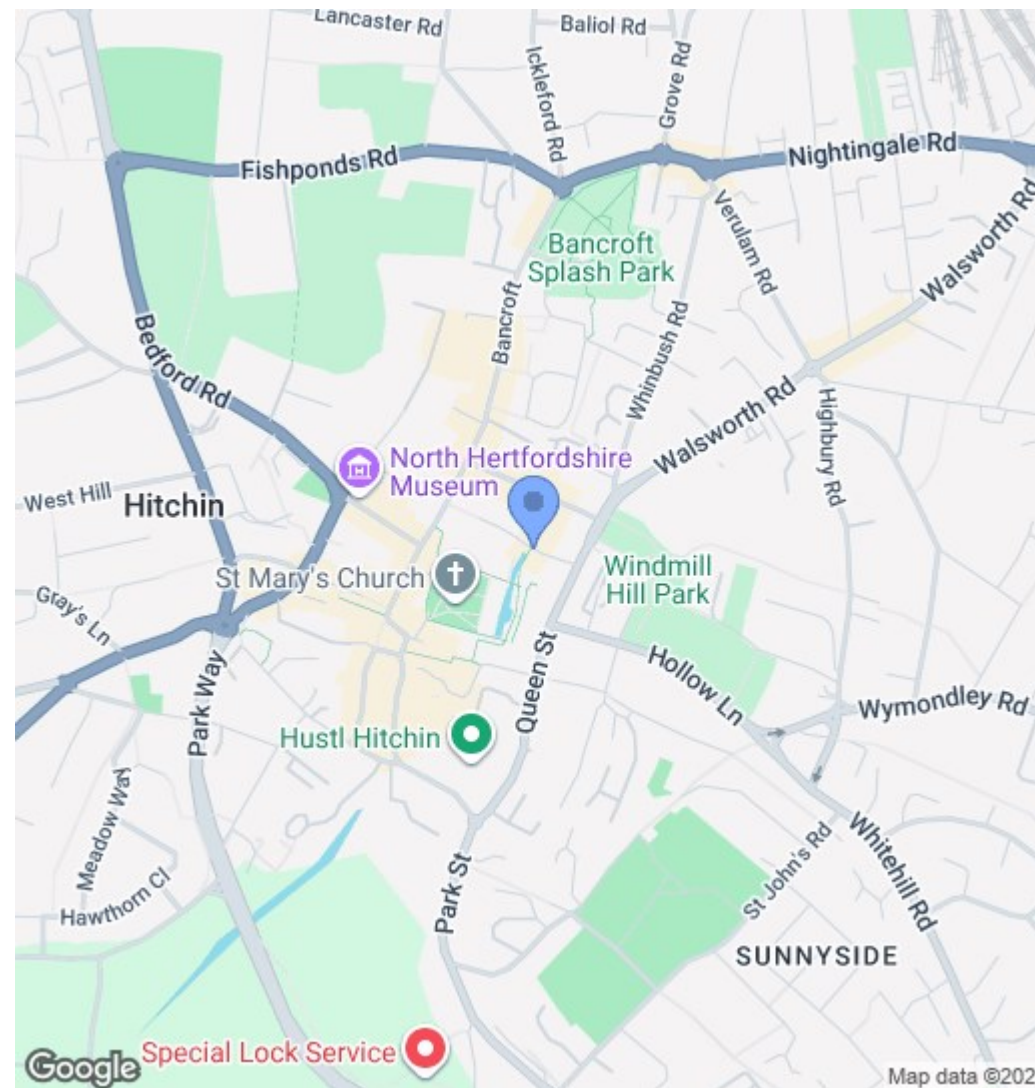
Leasehold. 115 years remaining.
Ground Rent: £350 per annum
Service Charge: £1,700 per annum

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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