



HICCE HOUSE

HITCHIN

WELCOME TO HICCE HOUSE

Hicce House is a landmark building located in Brand Street in Hitchin's picturesque and thriving town centre.

The building which is Grade II listed was once Hitchin's Town Hall and had a substantial extension to the rear in the 1980's. It has now been converted into 12 light and airy luxury apartments. Many of the apartments have high ceilings and large windows giving a really spacious feel, there is a lift and parking for most of the units.





STEEPED IN HISTORY AND CHARM

Rich in Tradition

With the medieval church of St. Mary's at its centre and the River Hiz running through it, the town centre is now a charming mix of shops, cafes, restaurants and pubs with every street boasting buildings of historical interest.



STEEPED IN HISTORY AND CHARM

A Country Lifestyle

In summer, these restaurants spill out onto the cobbled market square, where you can often find entertaining events or speciality market stall.

STEEPED IN HISTORY AND CHARM

Enjoy the Variety

Enjoy the cuisine at one of the numerous international eateries the town has to offer, all of which are just outside your front door.



STEEPED IN HISTORY AND CHARM

Health & Happiness

Locally, there are healthcare and sports facilities, together with a library, museum and two theatres. Local festivals are held in summer which adds to the flavour and charm of this sought-after and conveniently located town.



STAY CONNECTED

Connected by Road Rail & Air

Hitchin offers excellent commuter links, by both road and rail, and its close proximity to London makes it an ideal base for commuters.

The town is located just 2 miles from junction 8 of the A1(M) with direct access to London and the M25, or The North.

Going a few miles across country to the West, the M1 offers good alternative road links. By rail, the fast, frequent train service into London Kings Cross takes only 30 minutes, with a short walk then taking you to St Pancras, with its new Eurostar link to Paris in just 3 hours 15 minutes. Luton airport is just 10 miles away for those who require international travel.

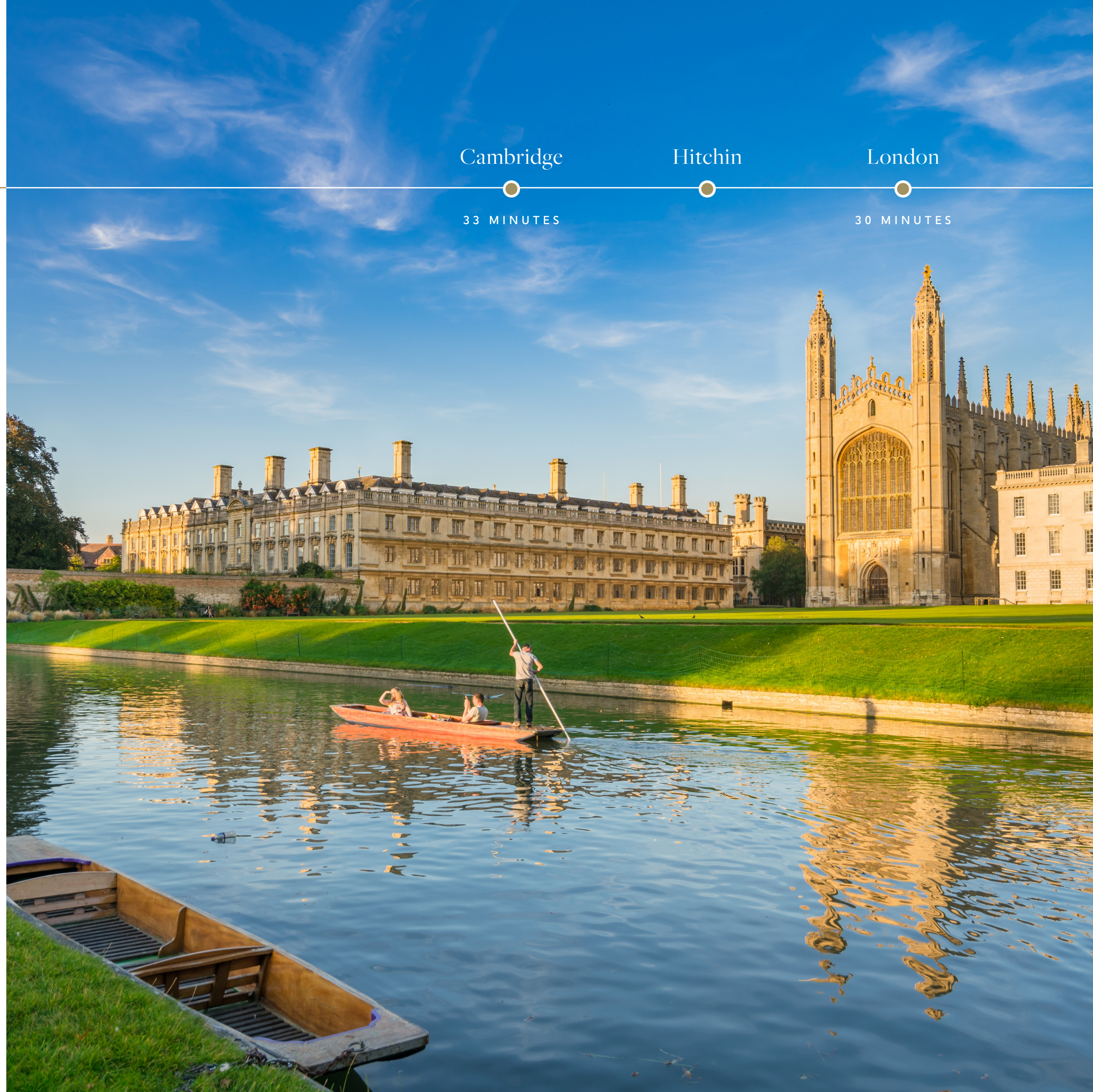
Cambridge

33 MINUTES

Hitchin

London

30 MINUTES



The Highest Specification

Kitchen:

- Gloss white smooth handleless units with white granite worktops and upstands (Plots 3, 4, 7, 8, 11 & 12)
- Cream shaker style units (Plots 1, 2, 5, 6, 9, 10 & 13)
- Bosch stainless steel single fan oven
- Bosch 60cm induction hob
- Bosch stainless steel 60cm chimney hood
- Bosch stainless steel built-in 25 litre microwave **(in selected apartments)**
- 70/30 integrated fridge freezer **(or undercounter)**
- Integrated washer dryer
- Integrated dishwasher **(in selected apartments)**
- Caple stainless steel single bowl undercount sink **(or caple 1.5 bowl undercounter sink - reversible)**
- Caple Avel chrome tap

Bathroom:

- Harper gloss grey combined vanity unit

Electrical:

- Brushed chrome fittings with grey inserts

Flooring:

- Karndean flooring
- Porcelain flooring to bathrooms

Heating:

- Energy efficient infrared panel heaters delivering significant savings (Plots 3, 4, 7, 8, 11 & 12)
- Black tubular wall hung radiators (Plots 1, 2, 5, 6, 9, 10 & 13)

Other:

- Video entry system
- Fibre optic ready
- TV / satellite points installed
- Glass balustrades to communal areas
- Lifts to all floors



Ground Floor

Apartments 1 - 4

13. The Old Engineers House

Lower Ground Floor

BASEMENT
10.03m x 2.13m | 32'11" x 7'0"

Ground Floor
KITCHEN / DINING / LIVING ROOM
6.25m x 5.84m | 20'6" x 19'2"
BEDROOM 2
3.81m x 3.96m | 12'6" x 13'0"

1. Two Bedroom Apartment

KITCHEN / DINING / LIVING ROOM
7.98m x 4.19m | 26'2" x 13'9"
BEDROOM 1
3.96m x 3.66m | 13'0" x 12'0"
BEDROOM 2
3.99m x 2.59m | 13'1" x 8'6"

801 sq ft | 74.4 sq metres approx.

3. Two Bedroom Apartment

KITCHEN / DINING / LIVING ROOM
6.02m x 4.04m | 19'9" x 13'3"
BEDROOM 1
4.72m x 3.02m | 15'6" x 9'11"
BEDROOM 2
4.72m x 2.41m | 15'6" x 7'11"

657 sq ft | 61 sq metres approx.

First Floor

BEDROOM 1
3.84m x 3.35m | 12'7" x 11'0"

1171 sq ft | 108.7 sq metres approx.
(Excluding galleried area)

2. Two Bedroom Apartment

KITCHEN / DINING / LIVING ROOM
8.74m x 4.34m | 28'8" x 14'3"
BEDROOM 1
4.52m x 3.73m | 14'10" x 12'3"
BEDROOM 2
3.66m x 2.87m | 12'0" x 9'5"

848 sq ft | 78.7 sq metres approx.

4. Two Bedroom Apartment

KITCHEN / DINING / LIVING ROOM
6.10m x 4.11m | 20'0" x 13'6"
BEDROOM 1
4.75m x 2.95m | 15'7" x 9'8"
BEDROOM 2
5.18m x 2.41m | 17'0" x 7'11"

672 sq ft | 62.4 sq metres approx.

13. Mezzanine

4.

3.



13. Lower

1.

2.

Notes: Dimensions are taken from construction drawings, should be taken as indicative only and verified on site. Dimensions measure the longest dimension of irregular shaped rooms.

First Floor

Apartments 5 - 8

5. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
10.59m x 3.66m | 34'9" x 12'0"

BEDROOM 1
4.60m x 3.30m | 15'1" x 10'10"

BEDROOM 2
3.00m x 2.84m | 9'10" x 9'4"

801 sq.ft / 74.4 sq metres approx.

7. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
4.80m x 4.01m | 15'9" x 13'2"

BEDROOM 1
4.57m x 3.84m | 15'0" x 12'7"

BEDROOM 2
3.96m x 3.02m | 13'0" x 9'11"

759 sq.ft / 70.5 sq metres approx.

6. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
8.53m x 4.78m | 28'0" x 15'8"

BEDROOM 1
3.89m x 3.61m | 12'9" x 11'10"

BEDROOM 2
3.81m x 3.61m | 12'6" x 11'10"

893 sq.ft / 82.9 sq metres approx.

8. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
7.42m x 3.86m | 24'4" x 12'8"

BEDROOM 1
4.88m x 3.33m | 16'0" x 10'10"

BEDROOM 2
4.62m x 2.44m | 15'0" x 8'0"

806 sq.ft / 74.8 sq metres approx.

8.

7.



5.

6.

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Second Floor

Apartments 9 - 12

9. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
6.99m x 3.05m | 22'11" x 10'0"

BEDROOM 1
3.96m x 3.86m | 13'0" x 12'8"

BEDROOM 2
5.05m x 3.10m | 16'7" x 10'2"

809 sq.ft / 75.1 sq metres approx.

11. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
4.22m x 4.04m | 13'10" x 13'3"

BEDROOM 1
4.60m x 3.81m | 15'1" x 12'6"

BEDROOM 2
3.53m x 3.02m | 11'7" x 9'11"

705 sq.ft / 65.4 sq metres approx.
(Excluding restricted head height)

10. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
5.87m x 4.14m | 19'3" x 13'7"

BEDROOM 1
4.50m x 3.84m | 14'9" x 12'7"

BEDROOM 2
4.72m x 3.35m | 15'6" x 11'0"

825 sq.ft / 76.6 sq metres approx.

12. Two Bedroom Apartment

- KITCHEN / DINING / LIVING ROOM**
6.88m x 3.99m | 22'7" x 13'1"

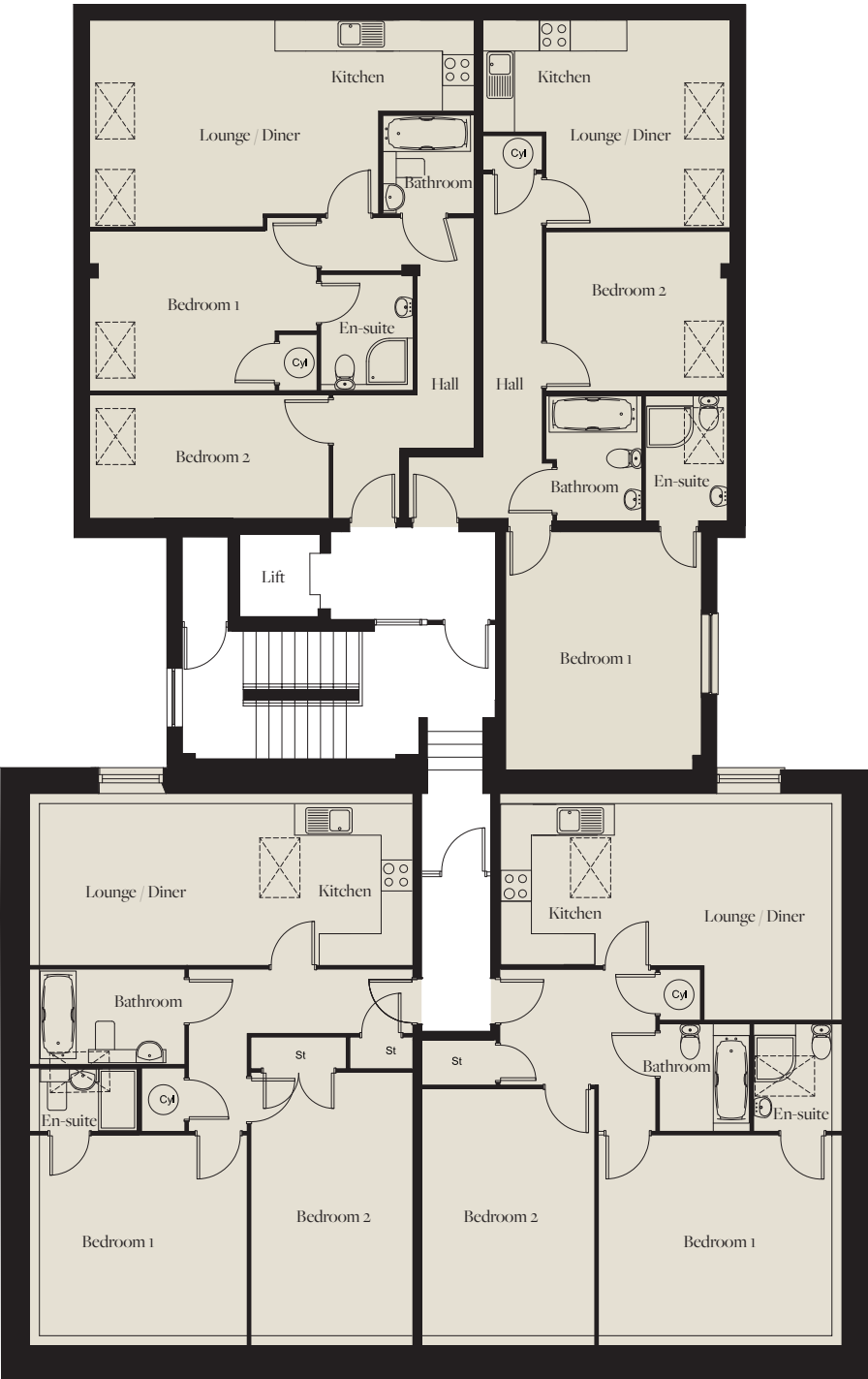
BEDROOM 1
4.32m x 3.00m | 14'2" x 9'10"

BEDROOM 2
4.62m x 2.41m | 15'2" x 7'11"

755 sq.ft / 70 sq metres approx.
(Excluding restricted head height)

12.

11.



9.

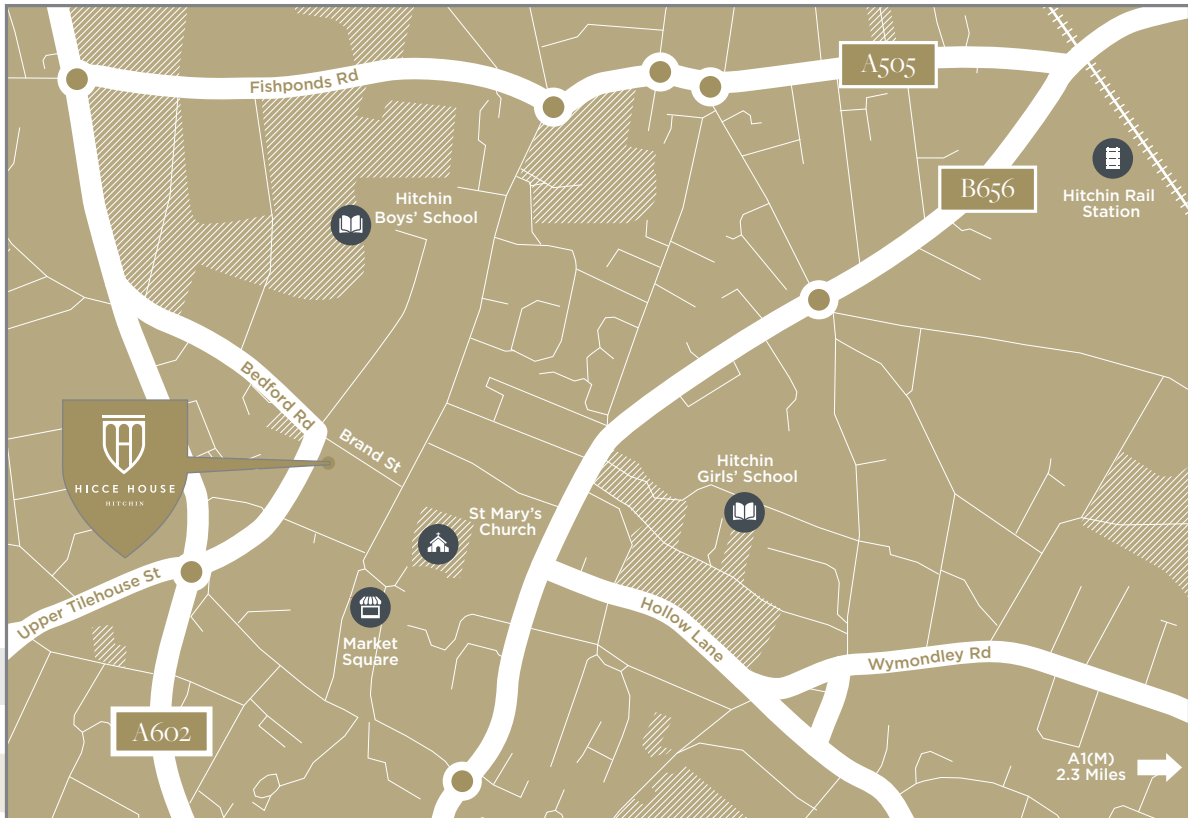
10.

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HITCHIN



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Selling Agent



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Selling Agent



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