



Osier Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LF
Guide Price £300,000

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properties

A superb two bedroom two bathroom ground floor apartment situated in the heart of Hitchin town centre.

Presented in good condition throughout, this wonderful apartment offers bright and modern living with open plan kitchen/living room with contemporary fitted kitchen and doors from the living room leading to the patio area. The property also features two bedrooms with the principal bedroom enjoying its own en-suite shower room, a family bathroom and allocated parking.

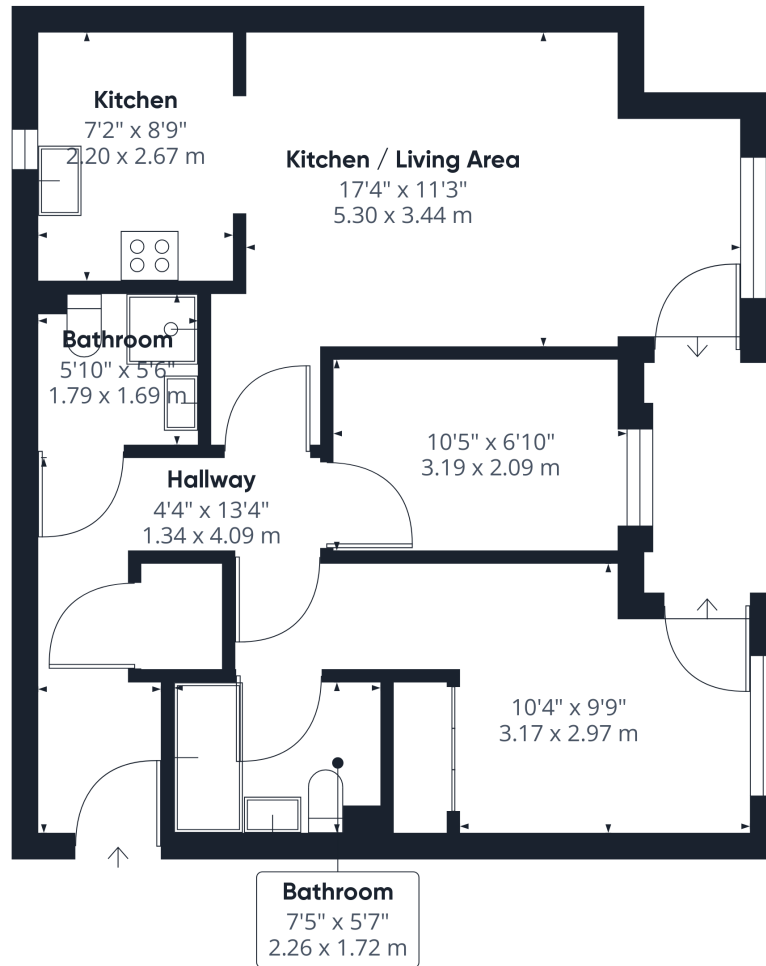
We have been advised by the vendor that the property is a share of freehold. The remaining lease on the property is 999 years, with a Service Charge of £1,470.24 per annum and a Ground Rent of £1 also per annum.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Two bedroom ground floor apartment in the town centre
- Open plan living and kitchen areas with patio area
- Principal bedroom with ensuite
- Allocated parking space
- Share of freehold with £1 ground rent per year
- NO ONWARD CHAIN
- 0.6 mile, 13 min walk to Hitchin train station (as per Google Maps)





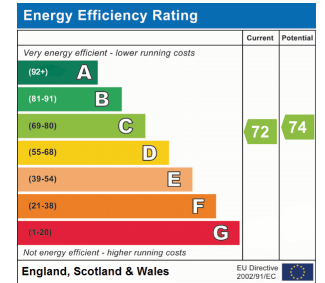


Approximate total area⁽¹⁾
 639.22 ft²
 59.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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