



# Park View

Bancroft, Hitchin,  
Hertfordshire, SG5 1LL  
Guide Price £375,000

country  
properties

Built in 2021, this beautifully presented two bedroom apartment offers views across Bancroft Recreation Ground from the Juliet balcony and benefits from allocated parking and underfloor heating throughout.

Situated a short walk from Hitchin town centre, this bright and spacious first floor apartment offers modern open plan living. The property comprises entrance hall, living room with bifold doors onto the Juliet balcony, kitchen with Quartz worktop, breakfast bar and inbuilt Neff appliances including fridge/freezer, induction hob, slide & hide oven with microwave/combi oven, dishwasher and Hotpoint integrated washer/dryer. Both bedrooms offer large windows bringing natural light into the apartment and ample space for furniture. The bathroom provides a three piece suite including WC, wash hand basin and bath with overhead shower.

The property benefits from off road allocated parking and underfloor heating throughout via air source heat pump.

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.

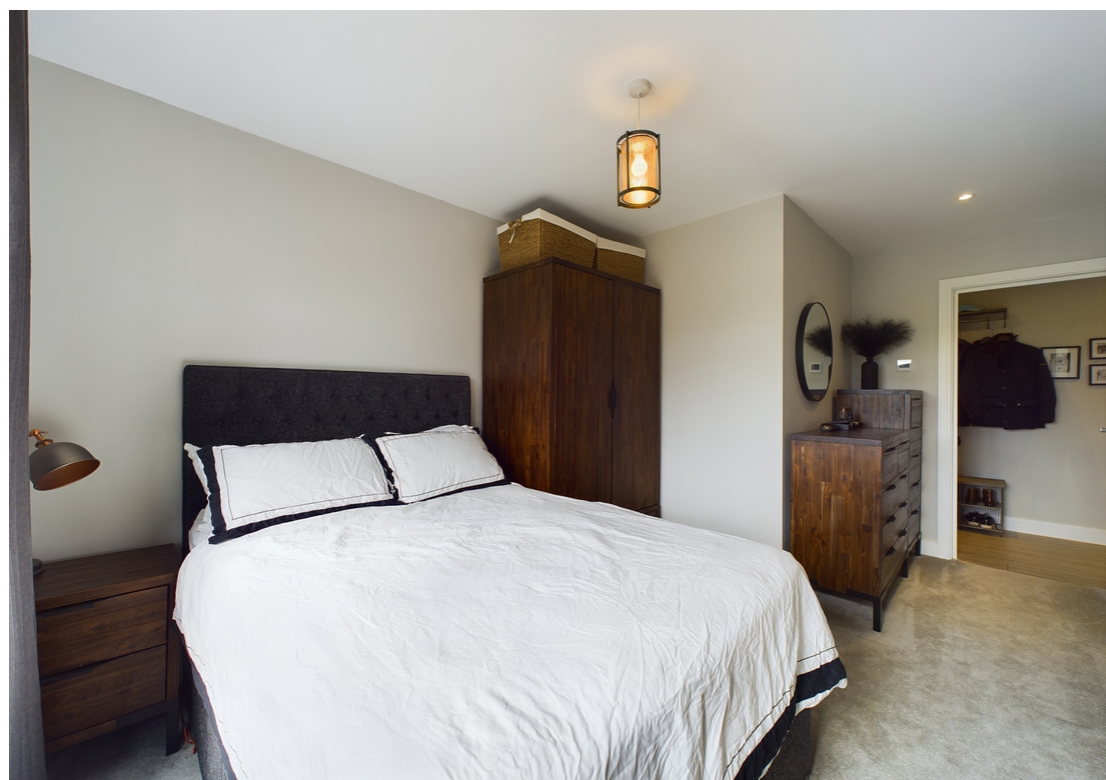
Lease details

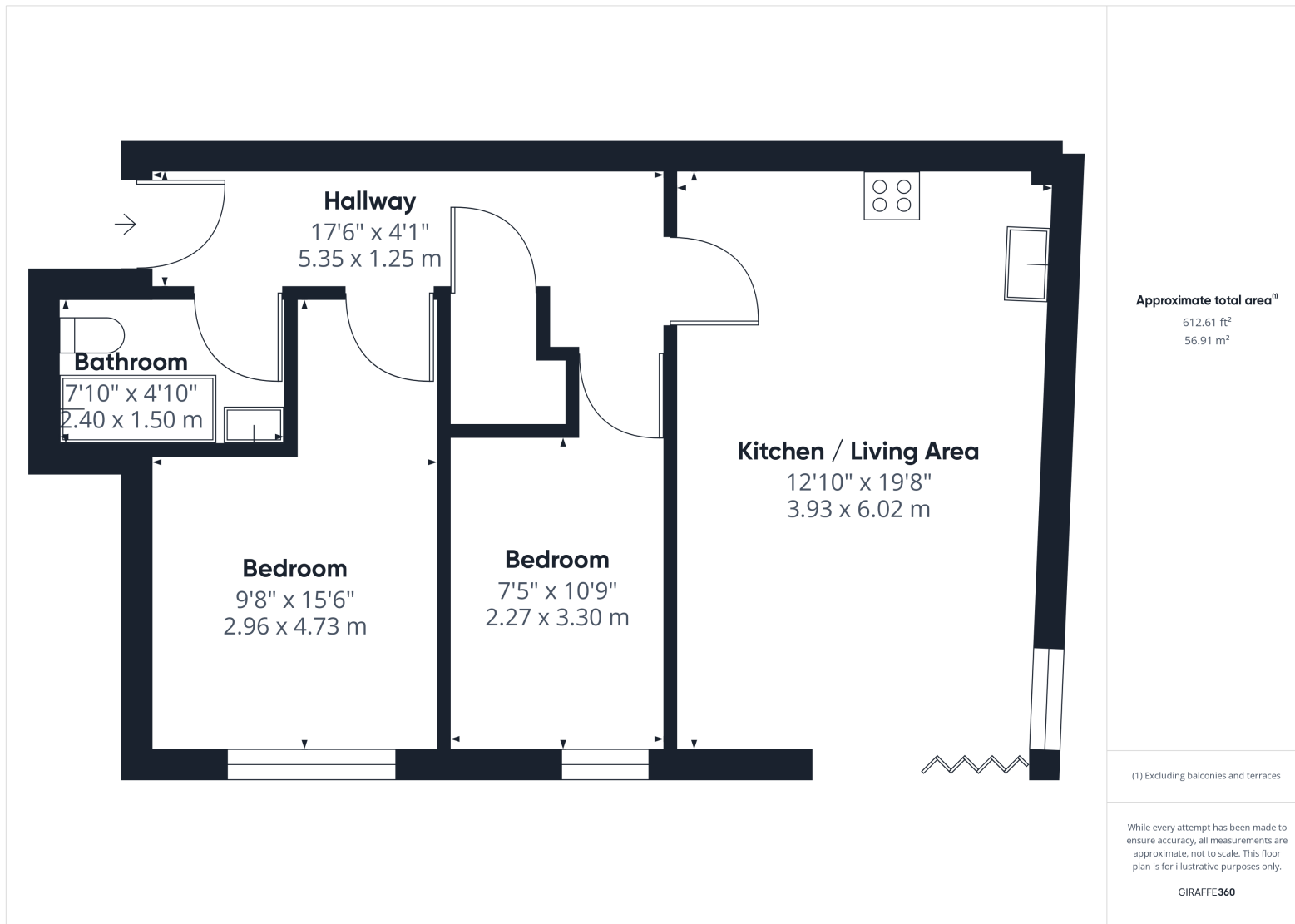
Lease remaining 997 years

Service charge £1,243.11 per annum (as advised by vendor)

- Modern apartment built 2021
- Two double bedrooms
- Modern kitchen with Quartz worktop and built in Neff appliances
- Juliet balcony overlooking Bancroft Recreation Ground
- Short walk from Hitchin town centre
- Allocated parking







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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