



**Park View**  
Bancroft, Hitchin,  
Hertfordshire, SG5 1FU  
Guide Price £465,000

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This beautifully presented two bedroom ground floor apartment was built in 2021 and is located a short stroll from Bancroft Park and Hitchin town centre.

The apartment offers modern open plan living. The property comprises an entrance hall, a wonderful open plan living area with a modern kitchen with integrated appliances and breakfast island. Both bedrooms are of good size with plenty of natural light. The main bedroom benefits from an en-suite and french doors onto a patio area and private garden. The bathroom comprises 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.

We have been advised by the vendor that the remaining lease on the property is 997 years with an annual Service Charge of £2,008 per annum and a Ground Rent of £250 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.

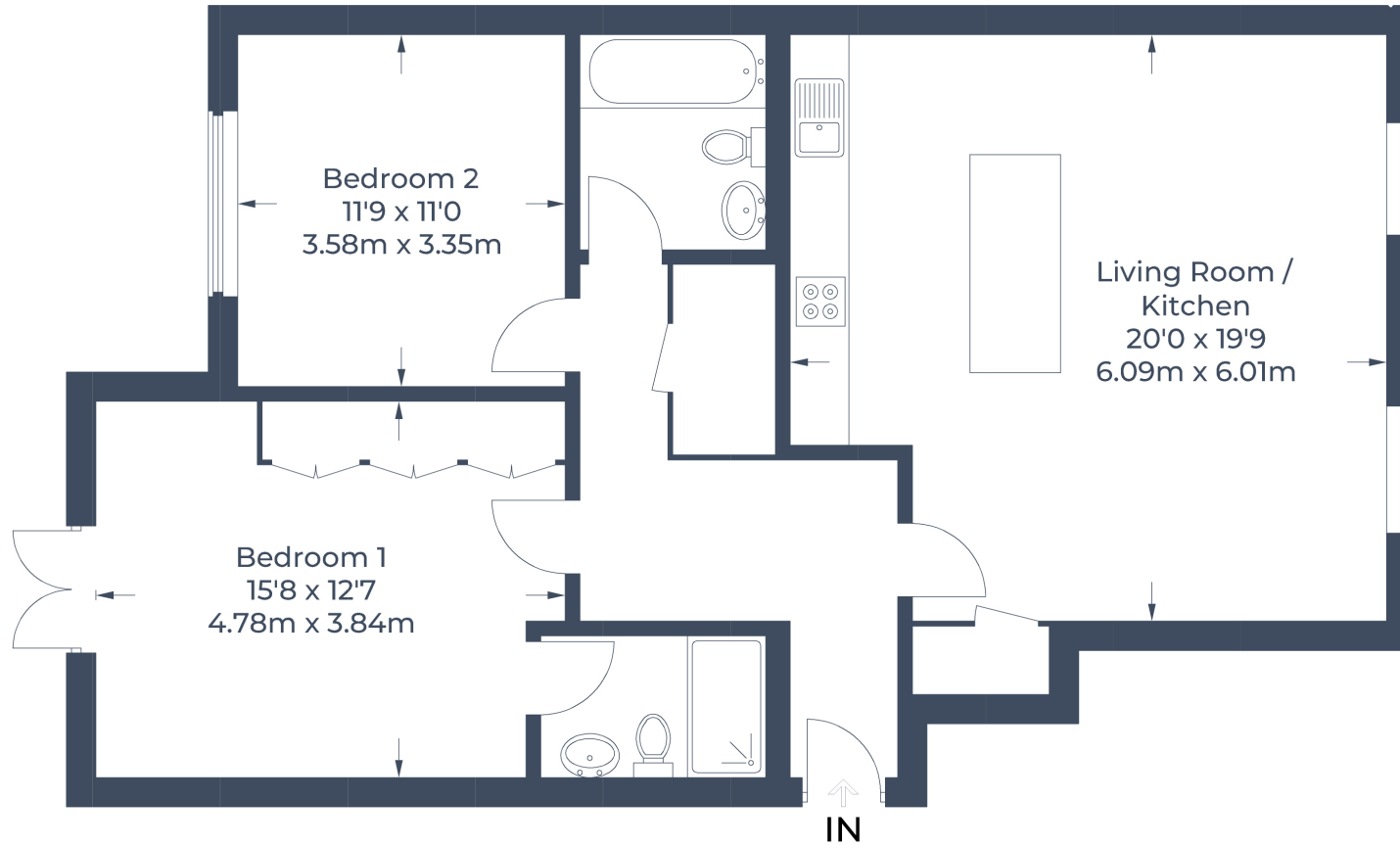
- Ground floor apartment
- Two bedrooms
- Immaculately presented throughout
- Modern kitchen with integrated appliances
- Underfloor heating
- French doors on to patio area and private garden
- Close to Bancroft Park and town centre







Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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