



Osier Court

64 Bancroft, Hitchin,
Hertfordshire, SG5 1LF
Guide Price £325,000

COUNTRY PROPERTIES

PART OF HUNTERS



This immaculate two bedroom ground floor apartment is located within Hitchin Town Centre and benefits from private garden and allocated parking.

The property comprises of spacious and bright living/dining area with door leading onto the private garden and open plan to the modern fitted kitchen. The main double bedroom boasts ample fitted wardrobe space and provides access onto the garden and an en-suite bathroom with W.C, wash hand basin and bath with overhead shower. The entrance hall leads onto the second bedroom and main shower room with W.C, wash hand basin and shower cubicle.

To the rear of the property is a private garden space and allocated parking.

We have been advised by the vendor that the remaining lease on the property is 105 Years, with an annual service charge of £1,420, the ground rent is £175.

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

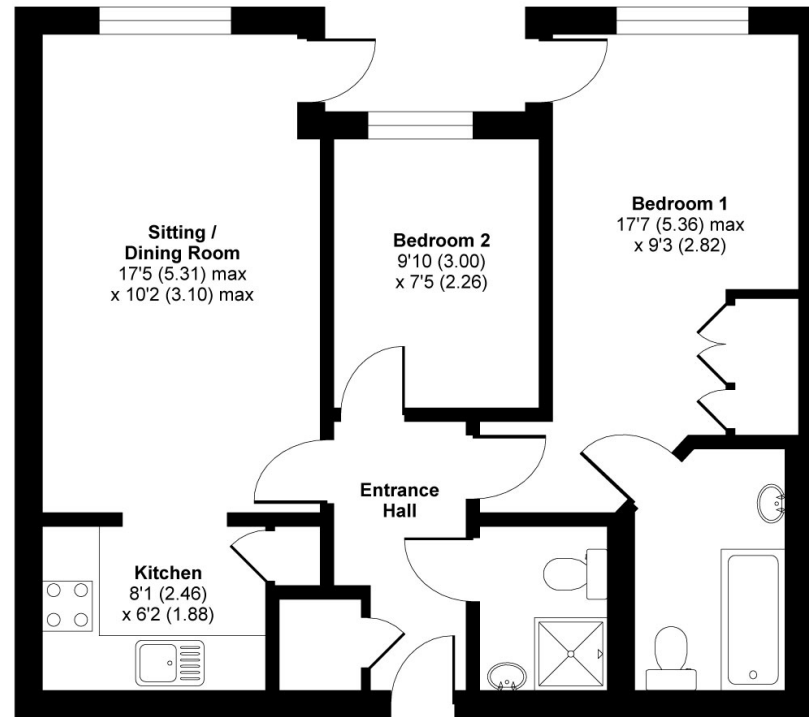
- Two bedroom ground floor apartment
- Town centre location
- Private rear garden
- Allocated parking
- 13 mins walk, 0.6 miles to Hitchin train station (as per Google maps)





Bancroft, Hitchin, SG5

APPROX. GROSS INTERNAL FLOOR AREA 620 SQ FT 57.6 SQ METRES



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	78
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

