



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
The energy efficiency of a property is rated from A (most efficient) to G (least efficient). The rating is based on the property's energy performance certificate (EPC).			The environmental impact of a property is rated from A (lowest CO ₂ emissions) to G (highest CO ₂ emissions). The rating is based on the property's carbon footprint.		
A	77	78	A	67	70
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
England, Scotland & Wales			England, Scotland & Wales		



We are delighted to offer for sale this well positioned and much sought after, two bedroomed retirement apartment.

Situated on the second floor, the apartment offers good sized accommodation with views to the town via the Juliet balcony, a fitted kitchen with washing machine, two bedrooms again with views and a refitted shower room. The property has been well maintained and is presented in good decorative order.

The main bedroom has built in wardrobes and storage and there is a light and airy feel throughout the flat and the second bedroom is again a good size offering a variety of options as to how you may want to use it.

The development benefits from young age restriction of only 55 years+, has two residents' lounges, a residents' kitchen and a development manager on site during work hours Monday to Friday, a lift to all floors and a conservatory with direct access to the rear gardens.

Hitchin is steeped in centuries of history and has a welcoming feel when walking around the town centre and market place which is a short walk giving easy access to all the local shops, restaurants and cafes.

Bancroft Park which is opposite the main building



- Two Bedroom Apartment
- Retirement Flat
- No Chain
- Residents Lounge's
- Town Centre Location
- Development Manager on Site
- Shower Room
- Well Appointed Kitchen