



Wallace Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LN
Guide Price £335,000

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Positioned within Hitchin Town Centre is this spacious first floor two bedroom duplex apartment benefitting from allocated parking.

The downstairs accommodation includes entrance hall with storage cupboard, open plan living room/kitchen, double bedroom and bathroom with W.C, wash hand basin and bath. To the first floor is a hallway space, large double primary bedroom with eaves storage and en-suite shower room including shower, W.C and wash hand basin.

To the outside is a covered allocated parking space. The property further benefits from double glazing and gas central heating.

We have been advised by the vendor that the remaining lease on the property is 106 years, with an annual Ground Rent of £200 and a Service Charge of £1893 also payable annually.

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.

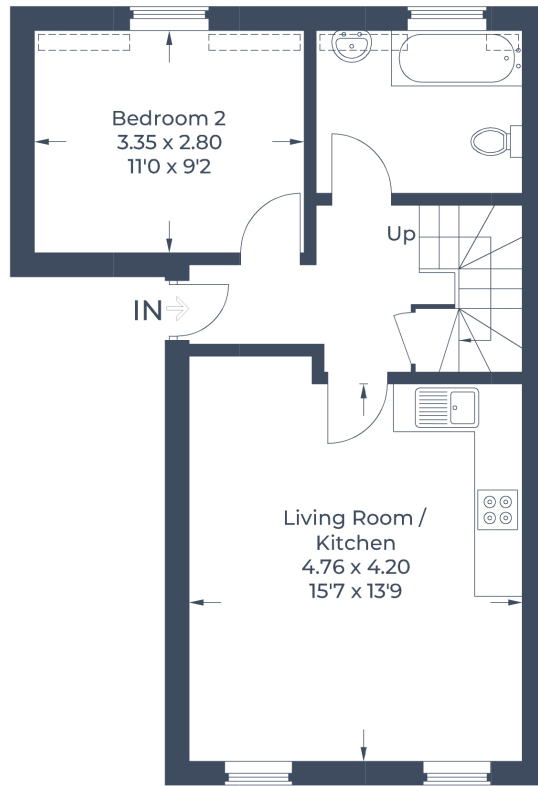
- Town centre location
- Two bedroom duplex apartment
- En-suite to principal bedroom
- Allocated parking
- Gas central heating
- Close to Bancroft Park gardens
- 0.7 miles, 11 min walk to Hitchin train station (as per Google Maps)



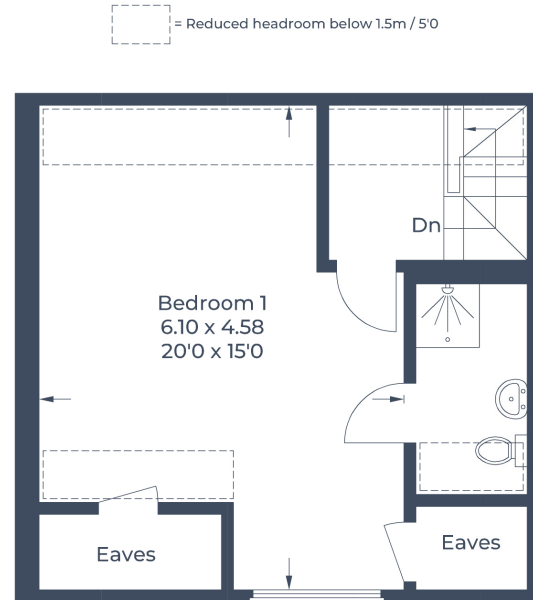




Approximate Gross Internal Area
 Ground Floor = 44.2 sq m / 476 sq ft
 First Floor = 33.0 sq m / 355 sq ft
 (Excluding Eaves)
 Total = 77.2 sq m / 831 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

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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