



Manor Courtyard

26b Bancroft, Hitchin,
Hertfordshire, SG5 1JW
Guide Price £395,000

country
properties

An exclusive development of five wonderful apartments that have been completely transformed into something really special. Manor Courtyard offers a tranquil setting whilst still being positioned in the heart of the town centre. The secure gated entrance leads up to a private road making it easy to forget that you have just stepped out of the town. The building still offers the beauty and look of the original 1920's but has gone through a comprehensive refurbishment process and is as close to being re-built as it can get. Internally the apartments offer a modern and contemporary feel and the attention to detail is second to none. The bespoke designed kitchens are modern and benefit from Neff fitted appliances whilst the bathrooms offer Duravit sanitary ware and Porcelanosa tiles. The parking area is located to the rear of the building and each apartment comes with one allocated parking space. There is also that additional benefit of the properties coming with a full LABC 10 year structural warranty that was issued in 2021. The grounds have been sensitively landscaped with soft planting which makes it easy to maintain. This is a fantastic opportunity to embrace town centre living whilst being part of this wonderful community.

Apartment two is a wonderful first floor apartment that looks back down the courtyard. The accommodation comprises of an open plan living and kitchen area with fitted appliances, main bedroom benefitting from an ensuite shower room, second bedroom and family bathroom. Outside provides access to the carparking area.

We have been advised by the vendor that the remaining lease on the property is 987 years. There is also a Service charge of £2,147.72 per annum with a peppercorn ground rent.

**Please be advised, we are using photography from when the property was bought in 2021.

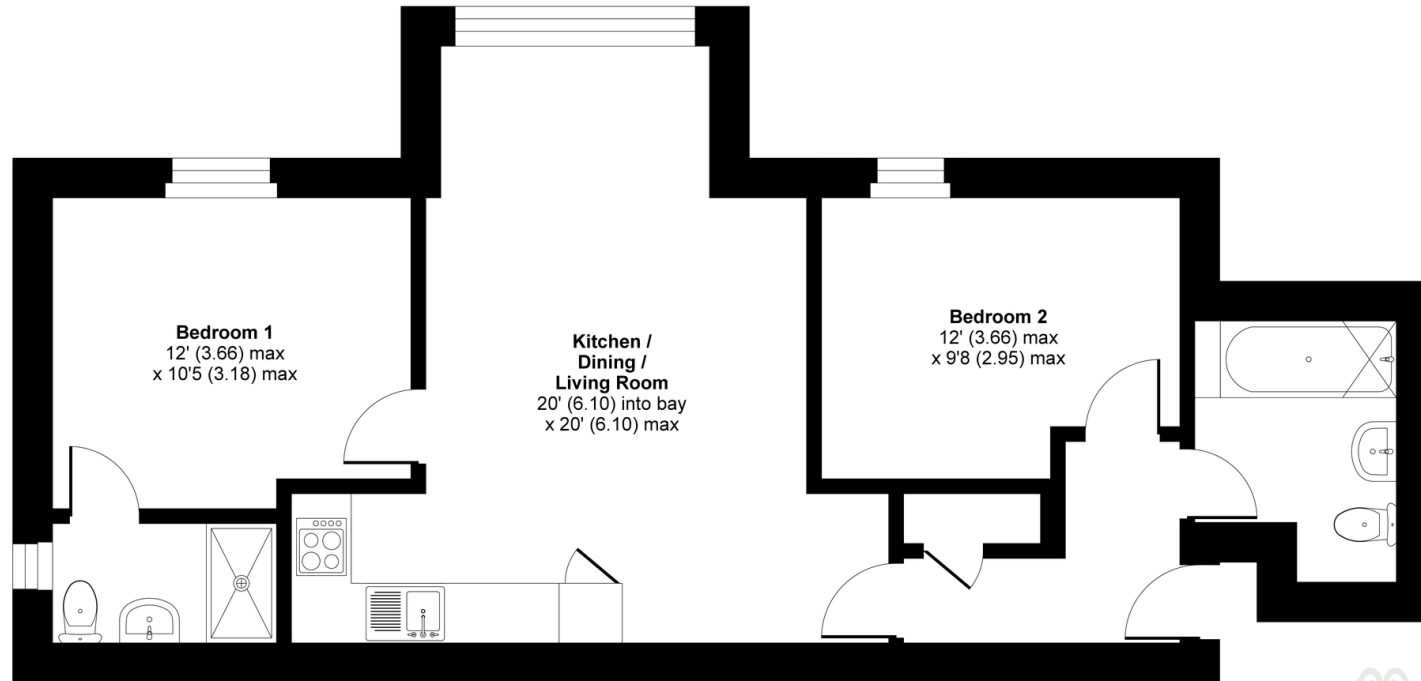
- Two bedroom first floor apartment
- An exclusive development of five wonderful apartments set in a beautiful courtyard
- One allocated parking space
- We are advised the property is share of freehold and has a service charge of £2,147.22 per annum
- Open plan living area and bespoke fitted kitchen
- 0.8 mile walk, 14 mins walk to Hitchin train station (as per Google maps)





Approximate Area = 664 sq ft / 61.7 sq m

For identification only - Not to scale



FIRST FLOOR

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

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 725520



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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