



Bancroft, Hitchin, Hertfordshire, SG5

£1,100 pcm

- First Floor ONE bedroom apartment
- AVAILABLE from mid October
- 14ft Living room with French doors to the balcony
- MODERN fitted kitchen with built in appliances
- Good size double bedroom with fitted wardrobes
- MODERN shower room
- OFF ROAD PARKING
- Half a MILE walk to Hitchin mainline STATION (13 minute walk)
- Great road links





| Beautifully presented ONE bedroom apartment | Fantastic MODERN interior | Large living room with balcony | MODERN fitted kitchen | Good Size DOUBLE Bedroom | MODERN shower room | OFF ROAD PARKING | 13 minute walk to Hitchin Train Station | A stones from the bustling MARKET TOWN CENTRE |

This one bedroom modern apartment has a clean bright finish and sits close to the centre of Hitchin town centre and less than a mile walk (13 mins) from Hitchin MAINLINE STATION.

Nestled in the heart of North Hertfordshire and combining the benefits of town living with the natural beauty of the surrounding countryside, HITCHIN is an incredibly popular town with a great community spirit and feel. Many specialist and high street brand shops, bars, restaurants and pubs lead to and border the central cobbled MARKET SQUARE.

Inside on the first floor a hallway leads through to a good size living room with French doors leading to the balcony, there is a MODERN fitted kitchen with built in appliances, a modern shower room and a good size bedroom with fitted wardrobes.

View ASAP and secure this lovely home in a sought after part of Hitchin before someone else does!

| ADDITIONAL INFORMATION

Available mid October

Council Tax Band - B

EPC Rating - C

Deposit £1,269.00

Sorry - no pets

| FIRST FLOOR

Lounge / Diner: Approx 14' 5" x 11' 5" (4.39m x 3.48m)

Kitchen: Approx 9' 1" x 9' 9" (2.77m x 2.97m)

Bedroom: Approx 13' 0" x 9' 8" (3.96m x 2.95m)

Shower Room: Approx 8' 9" x 5' 9" (2.67m x 1.75m)

| OUTSIDE

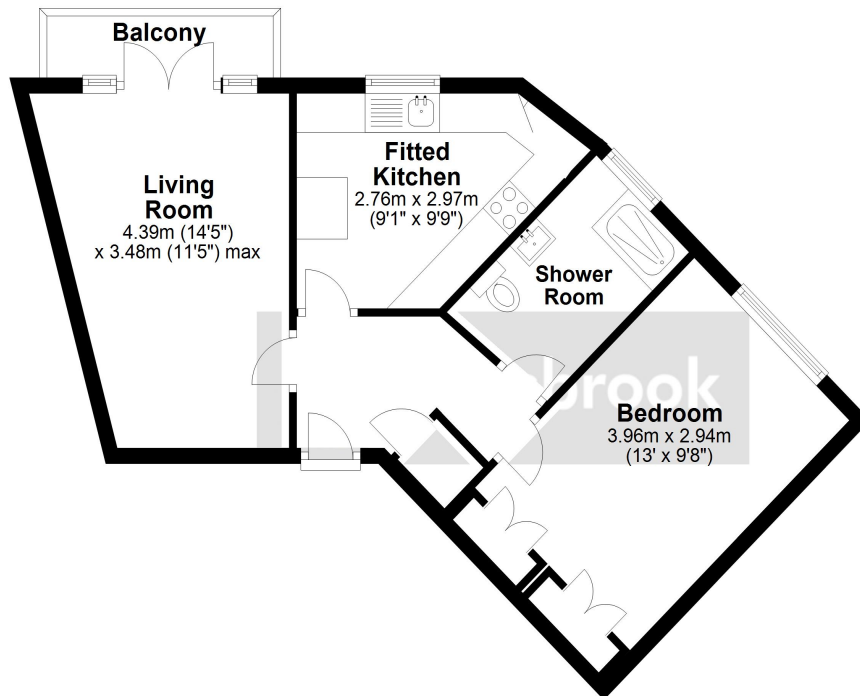
Off road parking to the rear

| Unfurnished FIRST FLOOR Apartment | Approx. 500 sq ft | 14ft Lounge / Diner with doors to balcony | Modern fitted Kitchen | Good Size DOUBLE Bedroom | Private OFF ROAD Parking | Ample storage space | Walking Distance from Town centre cont....



First Floor

Approx. 47.1 sq. metres (506.4 sq. feet)



Total area: approx. 47.1 sq. metres (506.4 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	