



Wallace Court, Hitchin Guide Price £325,000 to £350,000

GUIDE PRICE £325k to £350k | A rare town-centre apartment that feels more like a small house – around 790 sq ft of space with its own private garden | Open-plan living area designed for real life – space for relaxing, dining and entertaining without feeling cramped | French doors open directly to the garden – perfect for morning coffee, summer evenings or catching up with friends outdoors | Kitchen sits just off the main living space – keeping cooking and conversation effortlessly connected | Main bedroom stretches to nearly 18 ft – easily fits a king-size bed with room left for a desk or dressing area | Private en-suite gives a touch of hotel comfort – ideal for busy mornings or quiet nights in | Second bedroom works well as a guest room, child's room or comfortable home office – adaptable for modern life | Covered parking bay keeps your car dry and secure – right next to the entrance for easy access | Courtyard position off Bancroft – calm, tucked away and yet seconds from shops, cafés and the market square | Living in Hitchin means everything's close – from independent restaurants and weekend markets to green walks at Windmill Hill and fast London trains just over a mile away |



GUIDE PRICE £325k to £350k. Tucked away just off Bancroft in a quiet, gated courtyard, this apartment puts you right at the heart of Hitchin's buzz while keeping things calm and private once you're home. With around 790 sq ft of space and its own garden, it feels more like a small house than a flat – a rare find in such a central spot.

The open-plan living space is bright and generous, with plenty of room for a large sofa and dining table without anyone getting in each other's way. French doors lead directly to the garden, bringing an easy flow between inside and out – perfect for an evening drink in the sun or weekend catch-ups with friends.

Cooking and conversation come naturally here, with the kitchen sitting just off the main space so you're still part of the action while preparing dinner.

When it's time to unwind, the main bedroom offers real breathing room, stretching to around 18 feet with space for a desk or dressing area and a private en-suite. The second bedroom works comfortably for guests, a child's room or a home office, with the main bathroom nearby – ideal for those morning routines or lazy Sunday baths.

Got a car or two? Your allocated covered parking bay keeps things dry whatever the weather, and being moments from Bancroft means cafés, restaurants and the market square are just a short stroll away. Hitchin station is around a mile and a half from your door, so London commutes and weekend escapes are both easy.

Outside, the private garden gives this home its extra edge – a small but welcoming outdoor space with a paved seating area, low-maintenance lawn and just enough greenery to make it feel tucked away.

Hitchin has that rare mix of character and convenience – a market town that's always lively but never rushed. Independent shops, artisan bakeries and buzzing cafés line the historic streets, while the open spaces of Windmill Hill and Butts Close bring greenery just minutes from the centre.



Whether it's an early coffee at Hermitage Road or an evening at The Orange Tree, living here keeps everything you need within easy reach.

If you've been looking for town-centre living without giving up space or privacy, this apartment brings the best of both worlds – a sociable layout, a little patch of outside space and the buzz of Hitchin right on your doorstep.

| ADDITIONAL INFORMATION

Leasehold - Lease Remaining 106 years

Ground Rent: £200.00 P.A.

Service Charge: £1,326.00 P.A.

Council Tax Band: C

EPC Rating: C



| GROUND FLOOR

Open Plan Living Space: Approx. 27' 10" x 17' 8" (8.49m x 5.39m)

Bedroom One: Approx. 18' 0" x 10' 3" (5.48m x 3.13m)

En-Suite: Approx 7' 9" x 5' 8" (2.36m x 1.73m)

Bedroom Two: Approx. 11' 8" x 9' 6" (3.55m x 2.89m)

Bathroom: Approx. 8' 0" x 6' 2" (2.44m x 1.88m)

| OUTSIDE

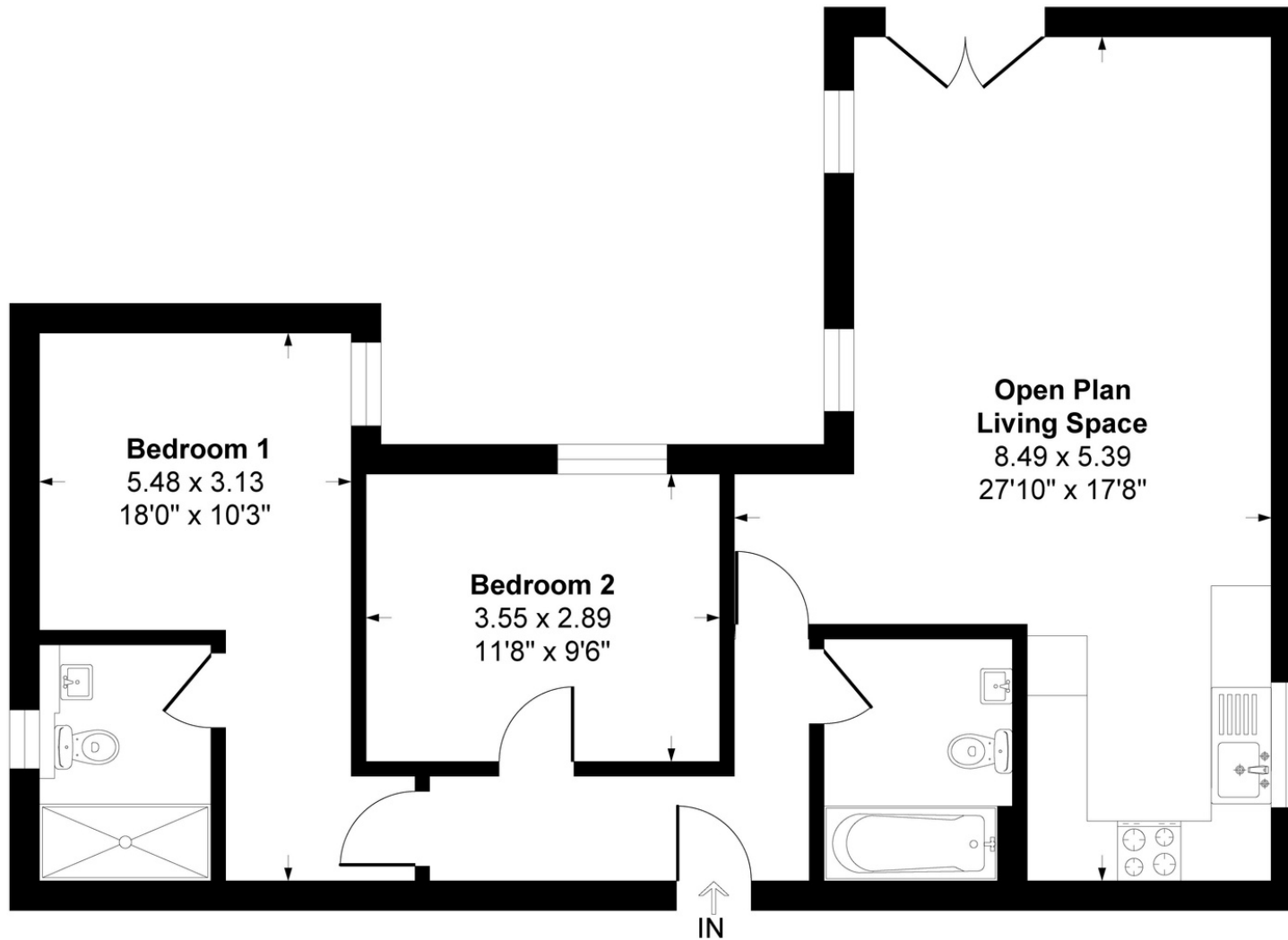
Low maintenance rear garden

Private allocated covered parking space



Ground Floor

Approx. 73.4 sq. metres (790.8 sq. feet)



Total area: approx. 73.4 sq. metres (790.8 sq. feet)

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, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	