



Osier Court, Bancroft, Hitchin, Hertfordshire. SG5 1LF





2 Bedroom Apartment

Guide Price £300,000 Share of Freehold

A beautifully presented, chain free two bedroom first floor apartment located in the heart of Hitchin town centre opposite Bancroft Recreation Ground.

Having just been redecorated and recarpeted this excellent apartment is ready to move into and offers bright and modern living with a large open plan kitchen/living room, two good size bedrooms, the master with en-suite bathroom, and a separate shower room. The property also features a balcony that can be accessed from either the living room or master bedroom and allocated parking.



- Superb first floor apartment
- Two generous bedrooms
- En-suite bathroom to master
- Separate shower room
- Large living room
- Fitted kitchen
- Balcony
- Newly decorated and carpeted
- Chain free
- EPC rating C. Council tax band C

Ground Floor

Communal Entrance:

Entry is via a security entry system. Stairs lead to the first floor.

First Floor

Front Door:

Timber front door.

Entrance Hall:

Cupboard housing hot water system. Security entry phone. Radiator. Wall mounted thermostat control. Carpet as fitted.

Living Room:

Abt. 17' 3" x 10' 4" (5.26m x 3.15m) A light and airy living room with hardwood double glazed picture window to the rear and a hardwood double glazed door leading to the balcony. Two radiators. Media points. Telephone point. Carpet as fitted.

Kitchen:

Abt. 8' 2" x 6' 2" (2.49m x 1.88m) A well appointed kitchen comprising a good range of eye and base level units with under cupboard lighting and roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer and washing machine. Tiled splashback area. Inset ceiling lights. Vinyl flooring.

Bedroom One:

Abt. 17' 5" x 9' 5" (5.31m x 2.87m) A large double bedroom with hardwood double glazed picture window to rear and a hardwood double glazed door leading to the balcony. A range of fitted wardrobes. Television point. Telephone point. Radiator. Carpet as fitted.

En-Suite Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen. Pedestal wash hand basin and low level wc. Shaver point. Part tiled walls. Radiator. Extractor fan. Inset ceiling lights. Vinyl flooring.

Bedroom Two:

Abt. 9' 11" x 7' 2" (3.02m x 2.18m) Hardwood double glazed window to rear. Telephone point. Television point. Radiator. Carpet as fitted.

Shower Room:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Shaver point. Part tiled walls. Radiator. Extractor fan. Inset ceiling lights. Tiled flooring.

Balcony:

A small decked balcony retained with metal railings and glass inserts. Accessed via the living room or master bedroom. Outside light.

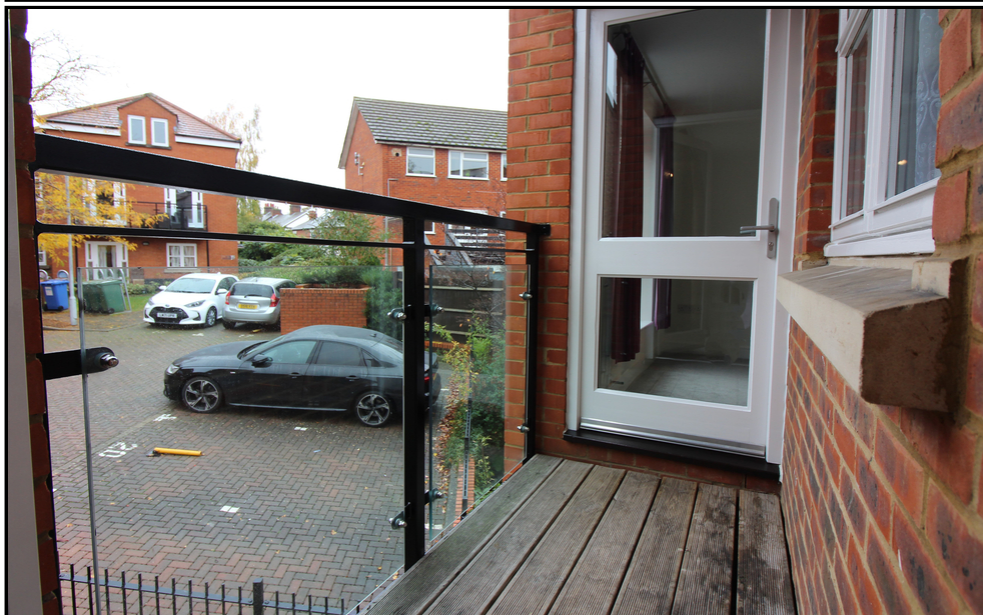
**Outside
Parking:**

Allocated parking space numbered 19.

Additional Information:**Location and Amenities:**

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 facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station, approximately 0.6 miles away, providing direct access to Kings Cross and Cambridge.

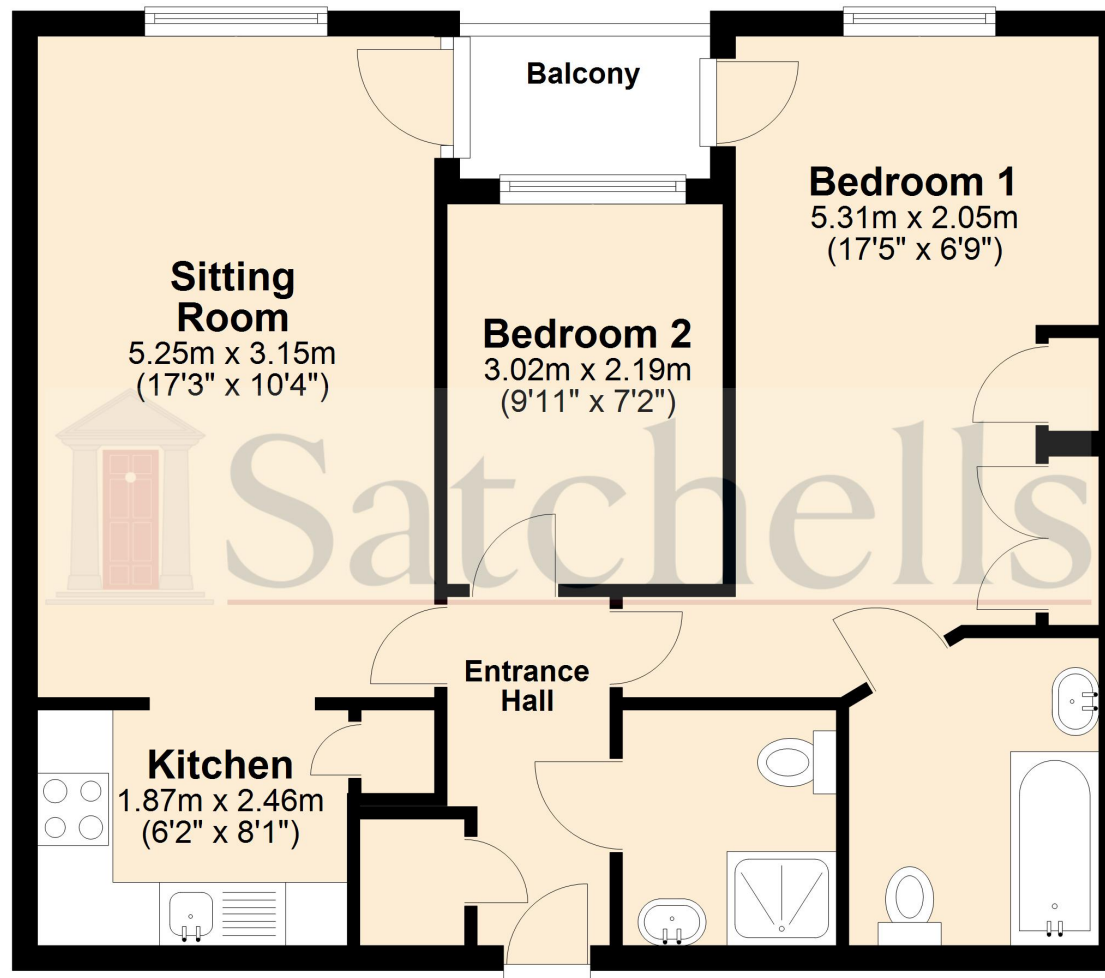




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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.