



Osier Court

64 Bancroft, Hitchin,
Hertfordshire, SG5 1LF
Guide Price £300,000

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properties

A superb two bedroom two bathroom first floor apartment situated in the heart of Hitchin town centre.

Presented in stunning condition, this wonderful apartment offers bright and modern living with open plan kitchen / living room with contemporary fitted kitchen and doors from the living room leading to the balcony. The property also features two bedrooms with the master enjoying its own en-suite shower room, a stylish family bathroom and allocated parking.

We have been advised by the vendor that the remaining Lease on the property is 104 years, with a Service Charge of £1,500 per annum and a Ground Rent of £175 also per annum.

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.

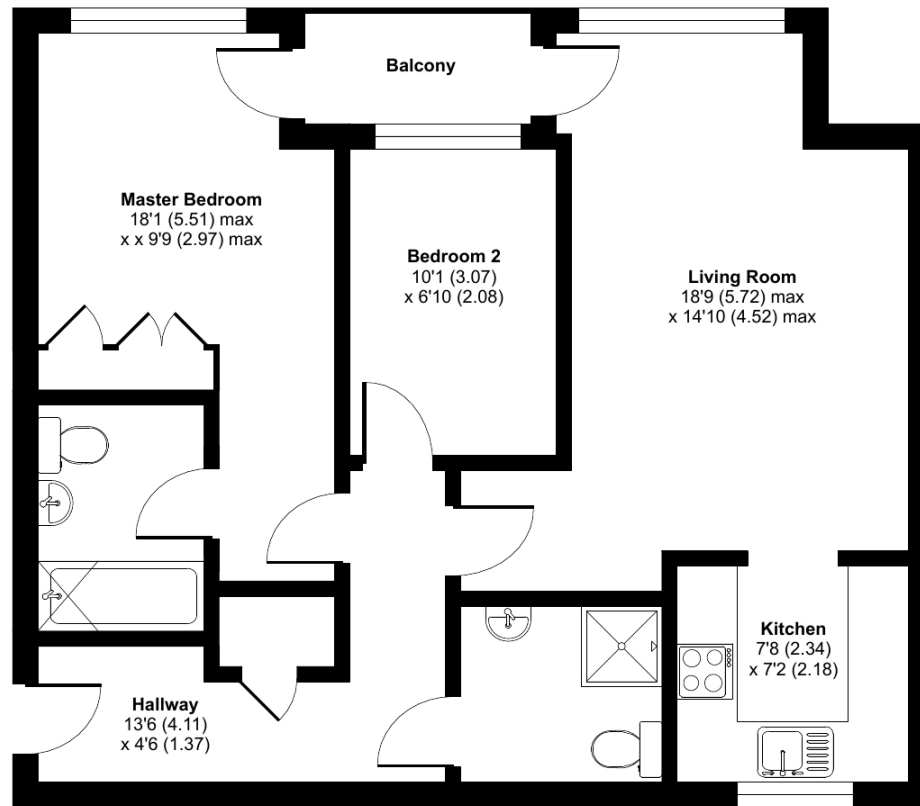
- Stunning first floor apartment
- Two bedrooms, two bathrooms
- Balcony
- Allocated parking
- Town centre location
- 0.6 miles, 13 mins walk to Hitchin Train Station (as per google maps)
- Service Charge - £1,500 per annum
- Ground Rent - £175 per annum
- Lease - 104 years remaining



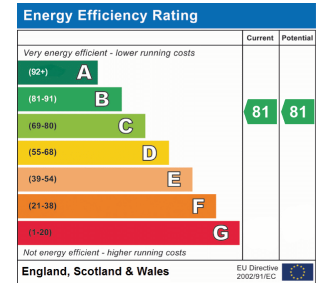


Approximate Area = 668 sq ft / 62.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1047082



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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