



# Bancroft

Regal Court | Hitchin | Hertfordshire | SG5 1LJ

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# BANCROFT

## Property Description

A very well presented one bedroom retirement apartment located on the ground floor at the front of the building, centrally located within Hitchin town centre.

The property is in very good order and comprises of an entrance hall, living room with sliding doors to a patio, a separate kitchen off of the lounge, a double bedroom and a refitted shower room.

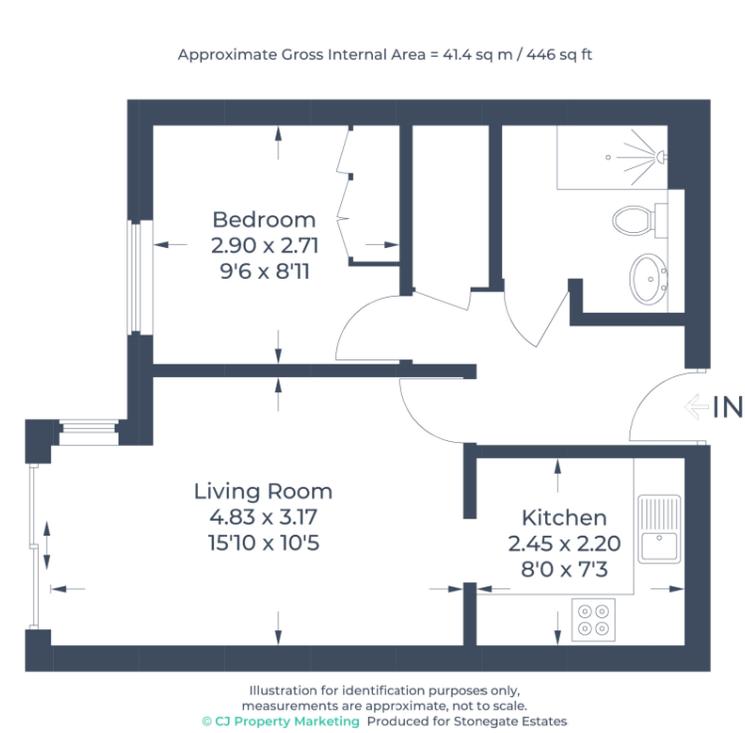
Available as a 'Chain Free' purchase.

The development is designed to offer independent living to its residents and has a recently updated communal Lounge, conservatory and access to a garden area. Other benefits include, lift access to all floors, double glazing and a convenient location for Hitchin's local amenities.

Hitchin is renowned for its lively atmosphere created by its host of popular shops, restaurants, bars and leisure facilities. This is accompanied by convenient links into London, Cambridge and Peterborough via both direct rail link and the A1(m)

**£145,000 Leasehold**







- One Bedroom Retirement Apartment
- Ground Floor
- Refitted Shower Room
- Modern Kitchen
- Two Residents Lounges
- Communal Garden
- Town Centre Location
- 151 Year Lease

EPC Rating: C

## Stonegate Estate Agents

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