



STRICTLY PRIVATE

Regal Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LJ
Guide Price £112,000

COUNTRY PROPERTIES
PART OF HUNTERS

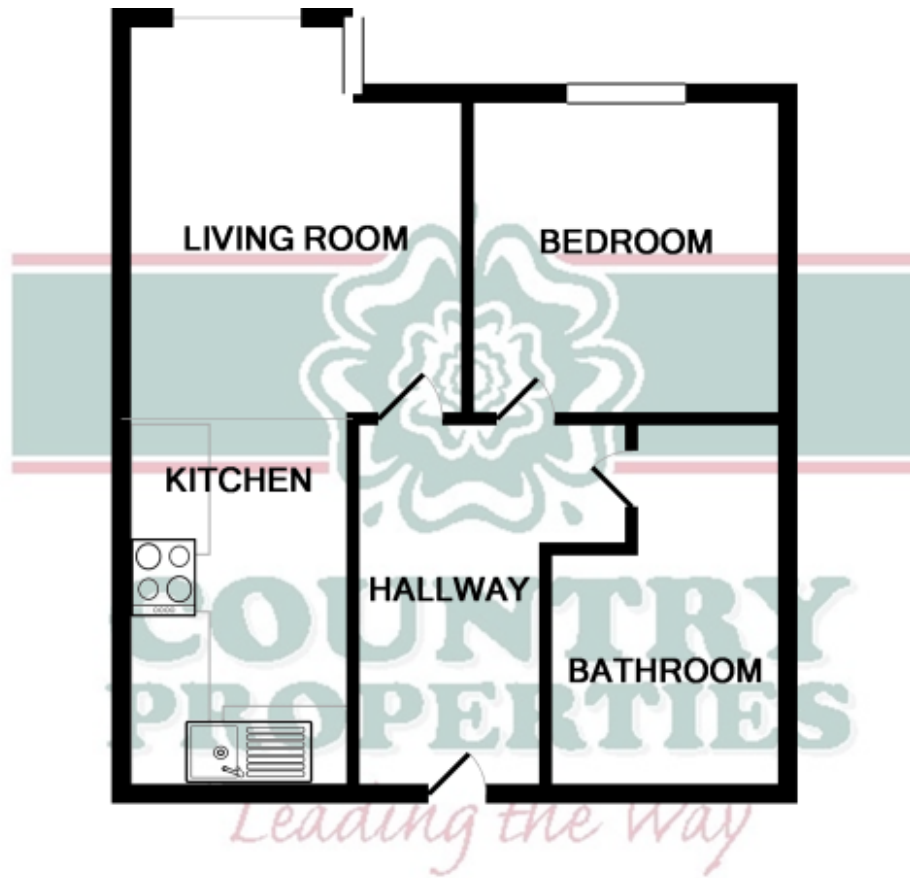
MOTIVATED VENDORS - SELLING CHAIN FREE.... A superb one bedroom second floor retirement apartment situated in a sought after development within a short walk to the town centre. The development benefits a lovely communal day room and conservatory and has lifts and stairs to all floors. The apartment benefits from a fitted kitchen, good size living area with juliette balcony and double bedroom. The development also has an onsite house manager and 'Careline' alarm system.



- One bedroom second floor retirement apartment
- Lifts and stairs to all floors
- Living room with juliet balcony
- Bedroom with built in furniture
- 24hr Careline system
- Communal day room and conservatory
- 0.6 12mins walk to the train station (as per google maps).







TOTAL APPROX. FLOOR AREA 308 SQ.FT. (28.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	85	86
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	79	80
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Viewing by appointment only

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