



Bancroft

Hitchin,
Hertfordshire, SG5 1LA
Guide Price £370,000

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Contemporary Two-Bedroom Apartment in a Gated Town Centre Development with Allocated Parking

Perfectly positioned in the heart of Hitchin's bustling town centre, this stylish two-bedroom apartment offers modern living within a secure and well-maintained gated development. Just a short stroll from the town's vibrant cafés, shops, and mainline station, Apartment 12 is ideal for professionals, downsizers, or investors alike.

The apartment features a spacious open-plan living and dining area, complemented by a contemporary fitted kitchen with integrated appliances. Two well-sized bedrooms provide comfortable accommodation, while the sleek bathroom adds to the overall appeal of this turnkey property.

Bright and thoughtfully designed, the apartment combines modern convenience with a sought-after central location. The added benefit of allocated parking within the development ensures both comfort and practicality.

A rare opportunity to own a well-appointed apartment in one of Hitchin's most desirable central developments.

Lease details: We have been advised by the vendor that the remaining lease on the property is 109 years with a Service Charge of £2,400 per annum and a Ground Rent of £300 also paid by 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.

- Purpose built two bedroom apartment
- Open-plan living space with modern fitted kitchen
- Stylish and contemporary bathroom
- Secure gated setting in the heart of Hitchin
- Allocated off-road parking
- Ideal first buy or investment opportunity
- Short walk to shops, restaurants and Hitchin train station

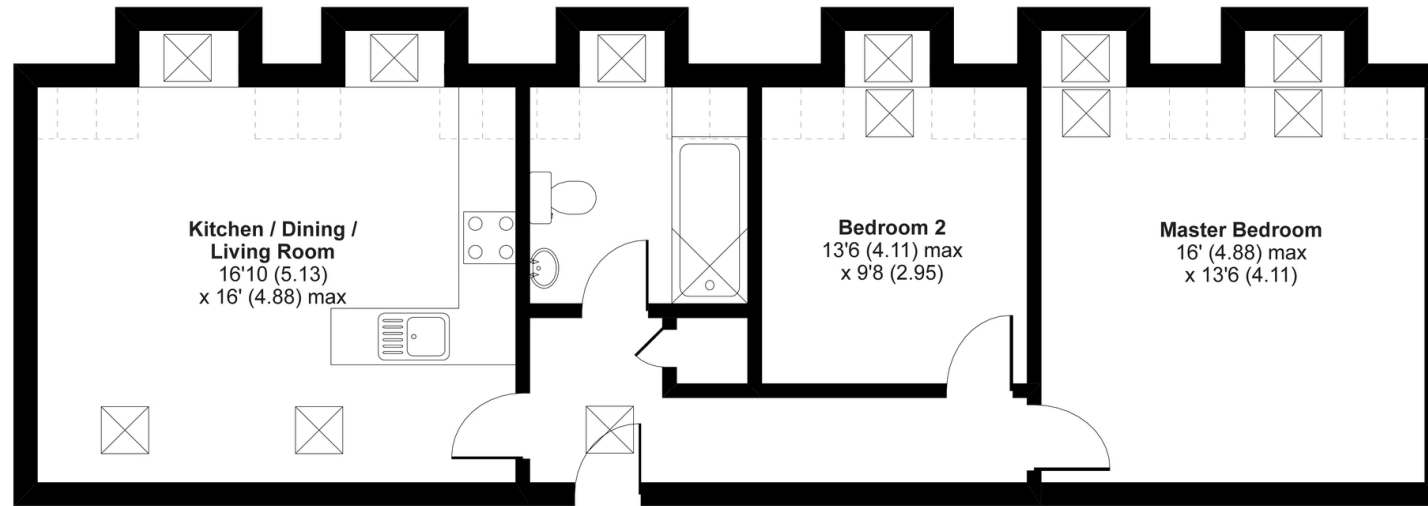




APPROX. GROSS INTERNAL FLOOR AREA 670 SQ FT 62.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Viewing by appointment only

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