



Wallace Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LN
Guide Price £315,000

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Welcome to this beautifully presented two bedroom apartment, ideally positioned in a vibrant and sought-after location. Offering a stylish yet comfortable living environment, the property is perfectly suited to first-time buyers, young professionals, or those looking to downsize, and is offered to the market chain free.

The accommodation comprises a bright and spacious reception room with neutral décor and attractive flooring, creating a welcoming space for relaxing or entertaining. The modern kitchen is well appointed with ample storage and worktop space, combining practicality with contemporary design. There are two generously sized bedrooms, both light and airy, providing flexible accommodation for guests, home working or everyday living. The bathroom is finished to a high standard, featuring modern fittings, a walk in shower, and a clean, fresh aesthetic.

Further benefits include good storage, double glazing and efficient heating throughout. Conveniently located close to local shops, cafés and excellent transport links, this superb flat offers an excellent opportunity to secure a well-maintained home in a desirable area. Early viewing is highly recommended.

We have been advised by the vendor that the remaining lease on the property is 105 years, with a Service Charge of £2,056 per annum and a Ground Rent of £200 also paid 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.

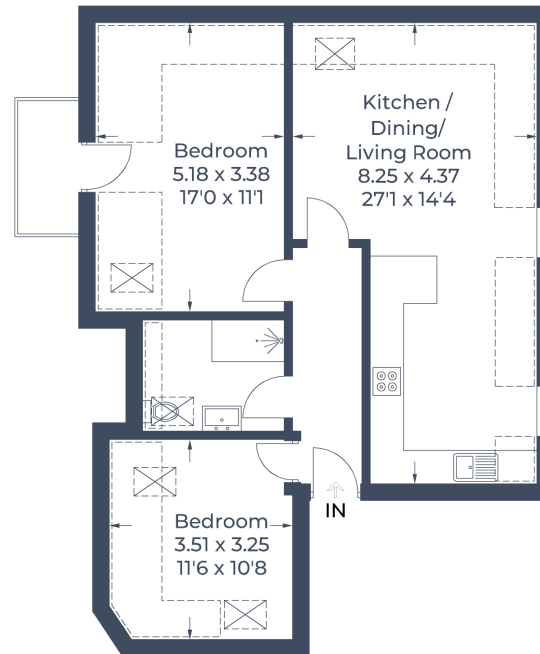
- Two bedroom apartment
- Convenient and popular location close to the town centre
- Modern and well presented throughout
- Open plan kitchen and living area
- Allocated parking
- Chain free
- 0.7 miles, 14 min walk to Hitchin train station (as per Google Maps)
- 0.1 mile, 2 min walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

 = Reduced headroom below 1.5m / 5'0



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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