



# 42 Bancroft

Hitchin,  
Hertfordshire, SG5 1LA  
Guide Price £425,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This stunning two double bedroom apartment is set back within a private gated development which is located off of Bancroft in the heart of the town centre. The property is situated on the top floor, there are both stairs and lift access to all floors. The welcoming entrance hall offers a light and airy feel with two storage cupboards and leads through to the open living and kitchen area. The kitchen is of a great standard with an array of fitted units and wooden work surfaces over. There is fitted appliances including an electric Baumatic hob and extractor. The living area offers wooden flooring throughout with Velux windows. There are two bedrooms and a three piece family bathroom suite. Outside there is a allocated parking for one car and everything is set behind the security gates.

We have been advised by the vendor that the property is share of freehold. The lease has 110 years remaining on the lease. The service charge for 2022/23 is approximately £1,866 per annum which includes garden and all essential maintenance.

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.

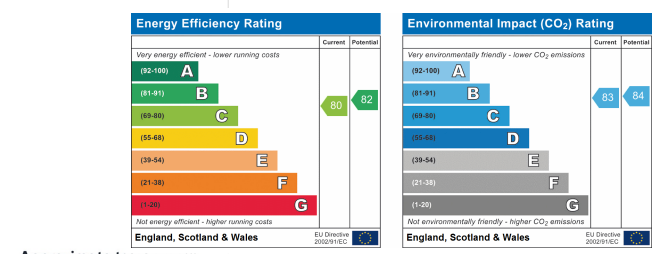
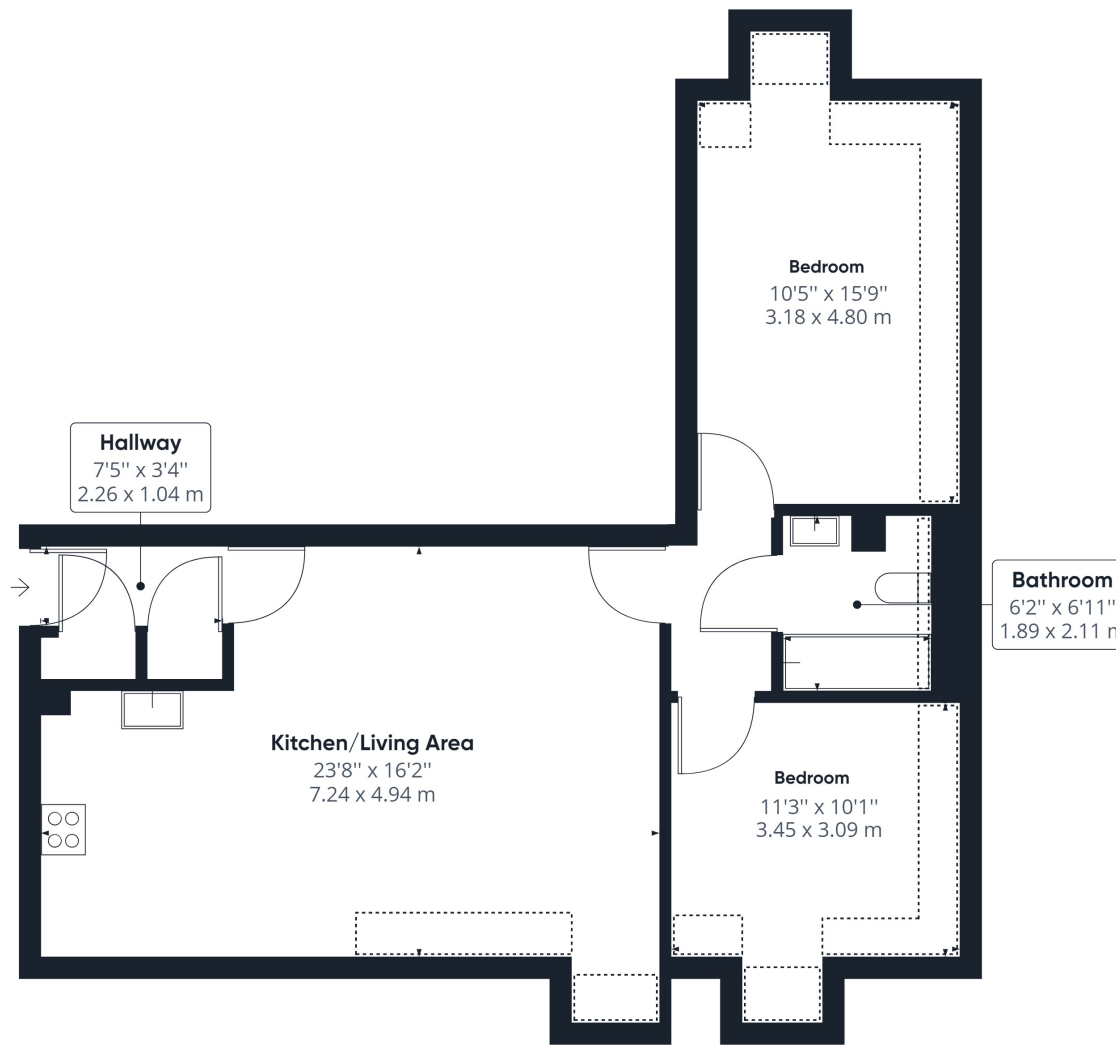
- Two bedroom top floor apartment
- A beautiful gated development in the town centre
- Wonderful open plan living and kitchen area
- Allocated residents parking
- 0.7 mile, 13 mins walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN











**Approximate total area\*\***

729.88 ft<sup>2</sup>  
67.81 m<sup>2</sup>

**Reduced headroom**

98.53 ft<sup>2</sup>  
9.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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