



**Bancroft**  
Hitchin,  
Hertfordshire, SG5 1NQ  
Guide Price £425,000

country  
properties



A characterful, unique and spacious two bedroom split level apartment nestled within the heart of Hitchin town centre and benefitting from two parking spaces.

Ground floor accommodation comprises of an entrance porch with stairs to the first floor. The bright and airy living room has a large sash windows and fire place, kitchen/dining room, WC and double bedroom. On the second floor is a landing space, large double bedroom and four piece bathroom suite including WC, wash hand basin, walk in shower and freestanding roll top bath. To the outside are two allocated parking spaces and a communal patio area.

Lease information

100 years remaining

Ground rent £100 per annum (as advised by the vendor)

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.

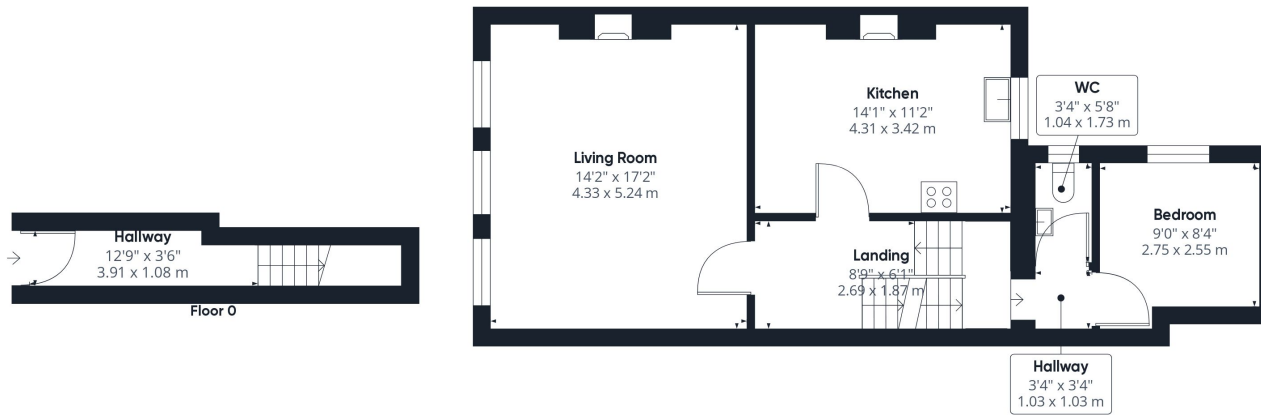
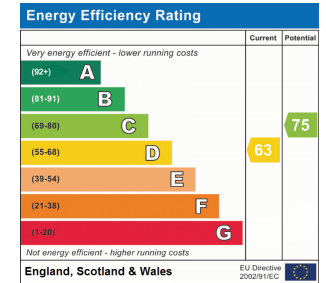
- Two double bedroom split level maisonette
- Town Centre location
- Two parking spaces
- Unique and characteristic property
- Gas central heating
- 17 mins, 0.7 miles to Hitchin train station (as per google maps)











Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

958.32 ft<sup>2</sup>  
89.03 m<sup>2</sup>

**Reduced headroom**

0.09 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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