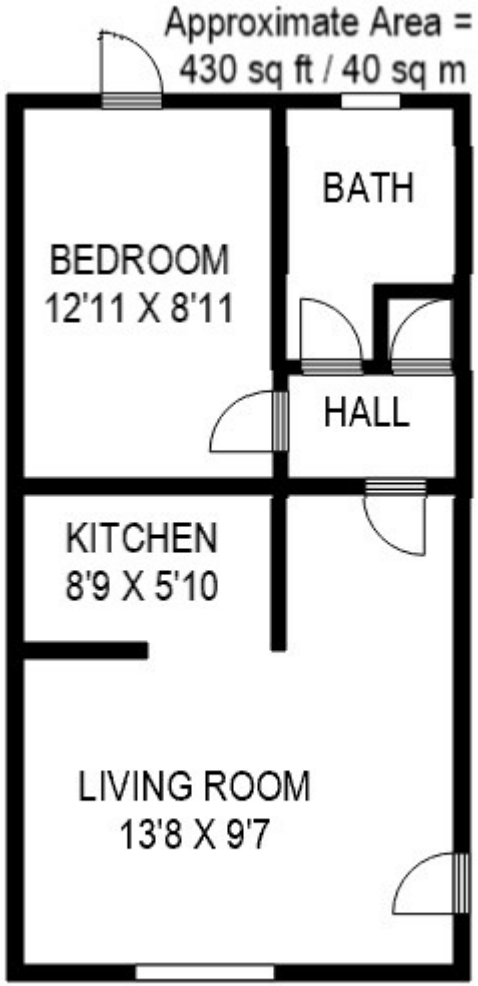
# Wallace Court

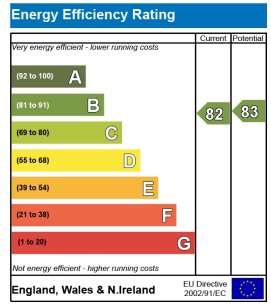
**Bancroft, Hitchin,**
**Hertfordshire, SG5 1LN**
**Guide Price £255,000**

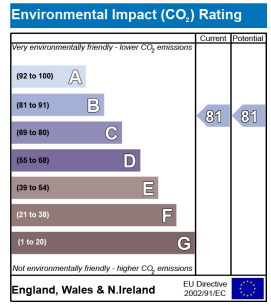
COUNTRY PROPERTIES
PART OF HUNTERS

This well positioned one bedroom apartment is coming to the market for the first time since it was new and has been an extremely successful buy to let investment for the current owner. The property is superbly positioned on the outskirts of the town and is ideally situated for the train station and local amenities. The unique selling feature for the property is that it comes with a patio rear courtyard garden and allocated parking. The accommodation is of open plan with a living room / dining area, well appointed kitchen, bedroom with door out to the rear garden and family bathroom. This property offers a great opportunity for either a first time buyer, commuter or for an investment to continue the buy-to-let journey. The property is also offered with no upward chain.

- One bedroom ground floor apartment
- Outside patio courtyard garden
- One allocated car parking space
- 0.7 mile, 14 min walk to Hitchin train station (as per Google Maps)
- 0.4 mile, 7 mins walk to the town centre (as per Google Maps)
- We have been advised by our clients that the lease has 984 years remaining
- We understand this property benefits from a share of the Freehold of the block.
- We are advised there is no Service/Maintenance Charge or Ground Rent, it is arranged by the individual owners as and when required




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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