



Wallace Court

Bancroft, Hitchin,
Hertfordshire, SG5 1LN
£280,000

COUNTRY PROPERTIES
PART OF HUNTERS

Offered to the market with no onward chain is this modern two bedroom ground floor maisonette. The property boasts high ceilings and an excellent location, being within a close proximity to Hitchin Town Centre.

Through a private front access is an entrance porch with cupboard storage which leads into an open plan kitchen/living area. The 14' main bedroom provides built in storage and dual aspect windows which brings in ample natural light. The second bedroom is a single room and across the hallway the bathroom contains W.C, wash hand basin and bath with shower attachment. To the outside is one allocated parking space. The property is fully double glazed and benefits from gas central heating throughout.

We have been advised by the vendor that the remaining lease on the property is 110 years, the service charge is £1655.42 per annum, with a ground rent of £300 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.

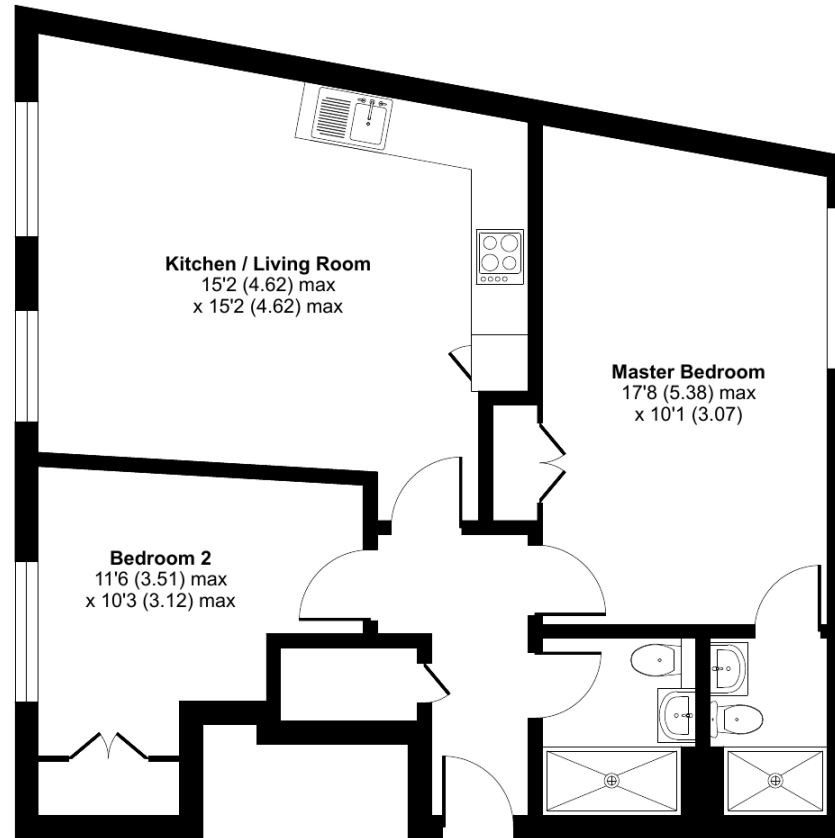
- Ground Floor Maisonette
- Two Bedrooms
- Gas Central Heating & Double Glazed Throughout
- Allocated Parking
- 12 mins walk, 0.6 miles to Hitchin town centre (as per Google maps)
- 14 mins walk, 0.7 miles to Hitchin train station (as per Google maps)



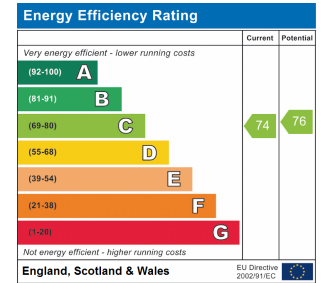


Approximate Area = 669 sq ft / 62 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 911400



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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

