



# Manor Courtyard

26b Bancroft, Hitchin,  
Hertfordshire, SG5 1JW

O.I.E.O £495,000

country  
properties



An exclusive development of five wonderful apartments, Manor Courtyard offers a tranquil setting whilst still being positioned in the heart of the town centre. The secure gated entrance leads up to the road way making it easy to forget that you have just stepped out of the town. The building still offers the beauty and look of the original 1920's but has gone through a comprehensive refurbishment process and is as close to being re-built as it can get.

This apartment is a wonderful second floor apartment that not only looks down the courtyard but benefits from some stunning views over roof tops and on to Hitchin Hill. The accommodation comprises of an open plan living and kitchen area with Neff fitted appliances and large window, main bedroom offers a built in wardrobe and benefits from an en-suite bathroom with Duravit sanitary ware and Porcelanosa tiles. The second bedroom, also with a built in wardrobe and en-suite shower room again with Duravit sanitary ware and Porcelanosa tiles.

Outside the communal grounds benefit from landscaped soft planting. There is allocated secure gated parking to the rear of the property.

Lease details

Lease - 986 years remaining

Service charge: £2326.42 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. The property is located in the sought after SG4 9 postcode area with close proximity to both highly regarded girls and boys schools along with Whitehill School and Highbury Infants, There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- An exclusive gated development in the town centre
- Two Bedroom second floor apartment
- Open plan living area and bespoke fitted kitchen
- One allocated parking space
- Ensuites to both bedrooms
- Generous storage throughout
- 0.8 mile walk, 14 mins walk to Hitchin train station (as per Google maps)



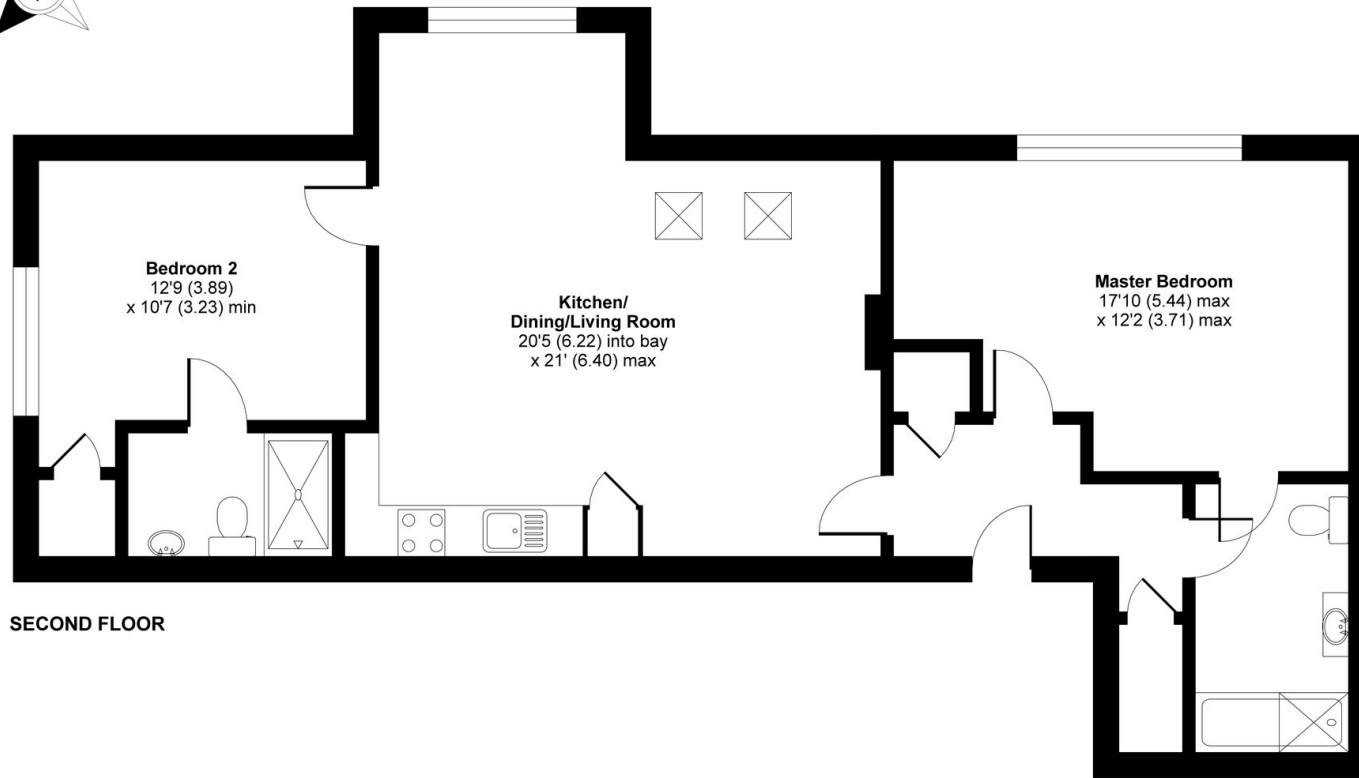






Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 725524

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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