

# BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | [belvoir.co.uk](http://belvoir.co.uk) | @belvoirherts

Starlings Bridge, Nightingale Road, Hitchin, SG5 1QW



Guide Price £470,000

Leasehold

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PENTHOUSE LIVING IN CENTRAL HITCHIN! Belvoir are delighted to market this fabulous south-facing 3 double bedroom duplex apartment in the highly sought after Starlings Bridge development, a private gated development with secure underground parking. Perfectly situated adjacent to Bancroft Gardens and within short walking distance of both the town center and mainline station, enjoying a bright southerly aspect to all living areas with balcony and twin Velux 'Cabrio' balcony windows to the upper level. The accommodation includes a well appointed kitchen with granite worktops, modern bathroom and ensuite, and vast amount of living space over two floors, as well as the added bonus of two secure underground parking space.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of 'outstanding' OFSTED ratings.



Well presented throughout in neutral tones, enjoying generous proportions, the accommodation comprises:

## GROUND FLOOR

### Communal Entrance

Security entry phone system. Communal lobby with stairs and lift rising to all floors. Resident letter boxes.

## SECOND FLOOR

### LOWER LEVEL

#### Entrance

Via solid front door into:

#### Hall

Smooth skimmed ceiling. Storage cupboard housing hot water cylinder. Further cloaks cupboard. Wall mounted electric radiator. Doors to all rooms.

#### Bedroom One

**13'11" x 9'10" (4.25m x 3.00m)**

(Maximum measurements) Smooth skimmed ceiling with recessed spotlights. Double glazed window to rear aspect. Built in wardrobe. Wall mounted electric radiator. Door to:

#### En-suite

Smooth skimmed ceiling. Suite comprising enclosed shower cubicle, pedestal mounted hand wash basin and low level push-button flush WC. Tiled wet areas. Extractor. Chrome heated towel radiator.



#### Bedroom Two

**13'11" x 7'2" (4.25m x 2.20m)**

(Maximum measurements) Smooth skimmed ceiling with recessed spotlights. Double glazed window to rear aspect. Built in wardrobe. Wall mounted electric radiator.

#### Bathroom

Smooth skimmed ceiling. Suite comprising panel enclosed bath with chrome mixer tap and mixer shower, glass shower screen, pedestal mounted hand wash basin and low level push-button flush WC with concealed cistern. Tiled wet areas. Extractor. Chrome heated towel radiator.

#### Kitchen/Dining/Family Area

**23'7" x 12'11" (7.20m x 3.95m)**

Smooth skimmed ceiling with recessed spotlights. Fitted with a range of base and wall mounted cabinets providing storage with granite work surfaces to compliment. Stainless steel one and a half bowl sink inset to work-surface with drainer grooves and chrome mixer tap. Built in stainless steel SMEG single oven and frameless four ring ceramic hob inset to work surface with stainless steel chimney hood extractor over. Integrated appliances include washing machine and full size dishwasher. Space for fridge freezer. Open plan to dining/family space. Contemporary steel staircase with beech wood treads rising to first floor. Wood effect flooring throughout. Two wall mounted electric radiators. French doors to:



#### Balcony

Enclosed with iron railings and glazed panels. Glazed roofing. Enjoying a southerly aspect and outlooks towards Bancroft Gardens.

## UPPER LEVEL

#### Living Room with Study Area

**26'6" x 12'1" (plus 9'10" x 6'6") (8.08m x 3.70m (plus 3.00m x 2.00m))**

Generous living area with part pitched smooth skimmed ceiling and feature skylight. Galleried over kitchen/diner. Additional study area with Velux 'Cabrio' balcony window. Door to bedroom three. Wood effect flooring throughout. Wall mounted electric radiator.



#### Bedroom Three

**12'3" x 10'5" (3.75m x 3.20m)**

(Maximum measurements) Smooth skimmed ceiling with recessed spotlights. Velux 'Cabrio' balcony window. Storage recess. Wall mounted electric radiator.

## EXTERIOR

### Communal Grounds

Gated development with well maintained lawn areas and shrub borders. Underground bins stores. Residents' gated access to Bancroft Gardens.

### Parking

Two secure underground allocated parking spaces.

## PROPERTY INFORMATION

Belvoir are informed of the following:

Freeholders: Stephen Howard Homes Nightingale LLP  
Management Agents: D&J Lettings and Property Management  
Term: 125 years from 1st April 2006 (approximately 107 years remaining)

Service Charge: £2,717.70 pa

Ground Rent: £175 pa

Council Tax Band: C

EPC Rating: C

## DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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LOWER LEVEL  
678 sq.ft. (63.0 sq.m.) approx.



UPPER LEVEL  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Council Tax Band: C