



**Because property is personal with...**

**Osier Court, Bancroft, Hitchin**

**BELVOIR!**

Guide price £300,000



## Key Features

- Share of Freehold
- No Ground Rent
- Recent 999-year Lease
- Prospect of a complete upper chain
- Bathroom and en-suite
- Balcony
- Allocated parking space
- Town centre location
- EPC rating U





Belvoir take great pleasure in marketing this charming property located on Bancroft in the heart Hitchin. This apartment offers a fantastic opportunity for those seeking a comfortable and convenient living space in a prime location. Having acquired their freehold, residents now enjoy a 'share of freehold' and a residents' established management company.

The property boasts two spacious double bedrooms, one of which features a convenient ensuite bathroom, providing both comfort and privacy for you and your guests.

One of the highlights of this lovely home is the covered balcony, where you can relax and unwind while enjoying the fresh air. Whether you're sipping your morning coffee or watching the sunset, this outdoor space is sure to become a favourite spot.

Parking is always a concern in town centres, but worry not as this property comes with allocated parking, ensuring you always have a convenient place to park your vehicle.

Situated in the town centre, this property offers easy access to all the amenities and attractions that Hitchin has to offer. With the train station just a short walk away, commuting will be a breeze, making this an ideal location for professionals, first time buyers and commuters alike.

## GROUND FLOOR

### Communal Entrance

Access via telephone security system. Stairs rising to all floors.

## SECOND FLOOR

### Entrance

Via solid front door into:

### Hallway

Smooth skimmed ceiling. Storage cupboard housing gas central heating 'Combi' boiler. Radiator. Doors to all rooms.

### Living Room 3.10m x 5.30m (10'2" x 17'5")

Smooth skimmed ceiling. Double glazed window to rear aspect and door to balcony. Media and telephone points. Radiator. Open plan onto:

### Balcony

Recessed decked balcony with iron and glass balustrade.

### Kitchen 1.90m x 2.45m (6'2" x 8'0")

Smooth skimmed ceiling with recessed downlighting. Fitted with a range of base and wall mounted cabinets. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Built in electric oven and inset four burner gas hob with stainless steel chimney hood extractor over. Integrated fridge freezer and washing machine. Tiled splashbacks.

### Bedroom One 2.85m x 5.35m (9'5" x 17'7")

(Maximum dimensions) Smooth skimmed ceiling. Double glazed window to rear aspect and door to balcony. Fitted wardrobes. Television and telephone points. Radiator. Door to:

### En-suite Bathroom

Smooth skimmed ceiling with recessed downlighting. Suite comprising panel enclosed bath with chrome mixer tap, shower over and glass shower screen. Pedestal mounted hand wash basin. Low level push-button flush WC. Shaver point. Tiled wet areas. Extractor fan. Radiator.





### **Bedroom Two 2.25m x 3.00m (7'5" x 9'10")**

Smooth skimmed ceiling. Double glazed window to rear aspect. Television and telephone points. Radiator.

### **Shower Room**

Smooth skimmed ceiling with recessed downlighting. Suite comprising enclosed bath shower cubicle. Pedestal mounted hand wash basin. Low level push-button flush WC. Shaver point. Tiled wet areas. Extractor fan. Radiator.

## **EXTERIOR**

### **Communal Grounds**

Established, landscaped and well-maintained communal grounds. External bin stores. Bicycle store.

### **Parking**

Conveniently positioned allocated parking bay.

## **PROPERTY INFORMATION**

Belvoir are informed of the following:

Lease Term: 999 years from 2023 Freehold acquired (Share of Freehold)

Ground Rent: Peppercorn (£0)

Service Charge: approx. £1,600 per annum (includes water)

Council Tax Band: C

EPC Rating: Awaited



## **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.





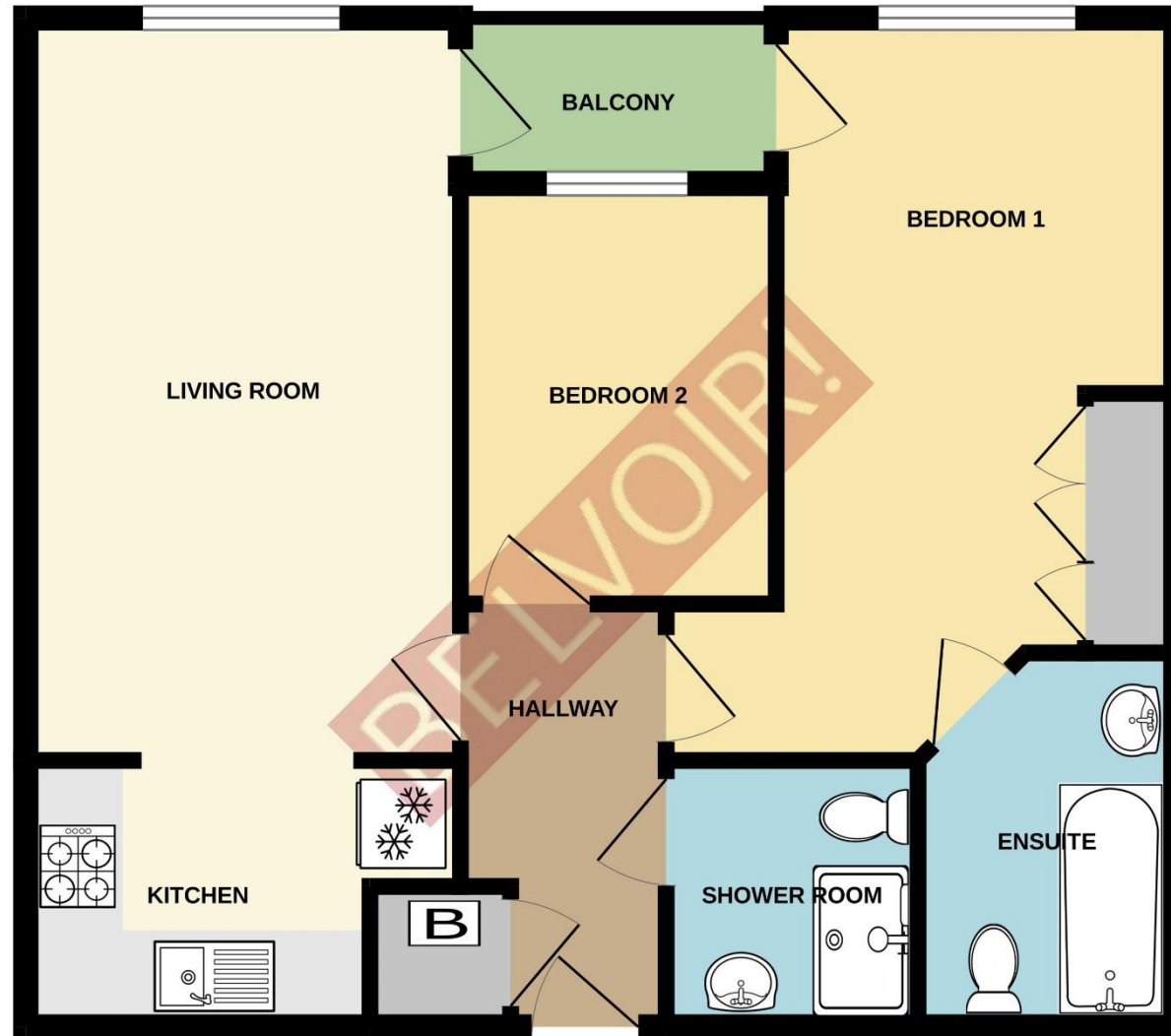
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SECOND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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