



Because property is personal with...

Bancroft, Hitchin

BELVOIR!

Guide price £110,000



Key Features

- Chain free
- Over 55's living
- On-site House Manager
- 24hr 'Careline' system
- Ground floor
- Requiring some cosmetic improvements
- EPC rating - Awaited
- Leasehold





Welcome to Regal Court, a charming flat located in the heart of Bancroft, Hitchin, designed specifically for those aged over 55. This delightful ground floor property features a comfortable reception room, one cozy bedroom, and a well-appointed bathroom. While the flat may require some modernising, it offers a wonderful opportunity to create a home tailored to your tastes.

One of the standout features of this property is the patio doors that lead to a small personal seating area, perfect for enjoying a morning coffee or an afternoon read in the fresh air. The flat is equipped with a 24-hour 'Careline' system, ensuring peace of mind for residents and their families.

Living at Regal Court means you can take full advantage of the delightful communal gardens, providing a serene space to relax and socialise with neighbours. The development also boasts two communal lounges, kitchen facilities, and a conservatory, fostering a sense of community and offering ample opportunities for social interaction.

With all the amenities of Hitchin town centre right on your doorstep, you will find shops, cafes, and local attractions just a short stroll away. This property presents a unique opportunity to enjoy a comfortable and convenient lifestyle in a welcoming environment.

GROUND FLOOR

Communal Entrance

Security entry phone system. House Manager's Office. Lift and stairs to all floors. Access to resident's lounge and gardens.

Entrance

Via solid front door into:

Hallway

Doors to living room, bedroom and bathroom. Electric radiator.

Living Room 4.85m x 3.15m (15'11" x 10'4")

(Maximum measurements) uPVC double glazed sliding patio doors with Juliette balcony to front aspect. Electric radiator. Opening to:

Kitchen 2.40m x 2.20m (7'11" x 7'2")

Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome taps. Built-in single oven, four ring hob inset to work-surface with extractor over. Space for fridge freezer. Space and plumbing for washing machine.

Bedroom 3.90m x 2.75m (12'10" x 9'0")

uPVC double glazed window to front aspect. Fitted wardrobes with overhead storage. Electric radiator.

Bathroom

Suite comprising double width enclosed shower cubicle with sliding door, pedestal mounted hand wash basin and low level push-button flush WC with concealed cistern. Fully wet areas. Extractor.

COMMUNAL AREAS

Day Room and Conservatory

Residents' facilities to ground floor with regular social events, coffee mornings or simply somewhere to relax with friends.





Gardens

The development is dressed with well-established plant and shrub borders. Lawned gardens offer space to relax with pleasant flower beds, mature trees and outlooks across further green areas of Hitchin Boys' School.

Parking

Limited parking for residents and visitors on a permit basis.

PROPERTY INFORMATION

Belvoir informed of the following:

Freeholder and Managing Agent: Home Group Limited, 2 Gosforth Park Way, London NE12 8ET

Lease Expiry: 24th December 2176 (approx. 151 years remaining)

Ground Rent: £0

Service Charge: £2,404.32 per annum (currently)

Council Tax Band: B

EPC Rating: Awaited

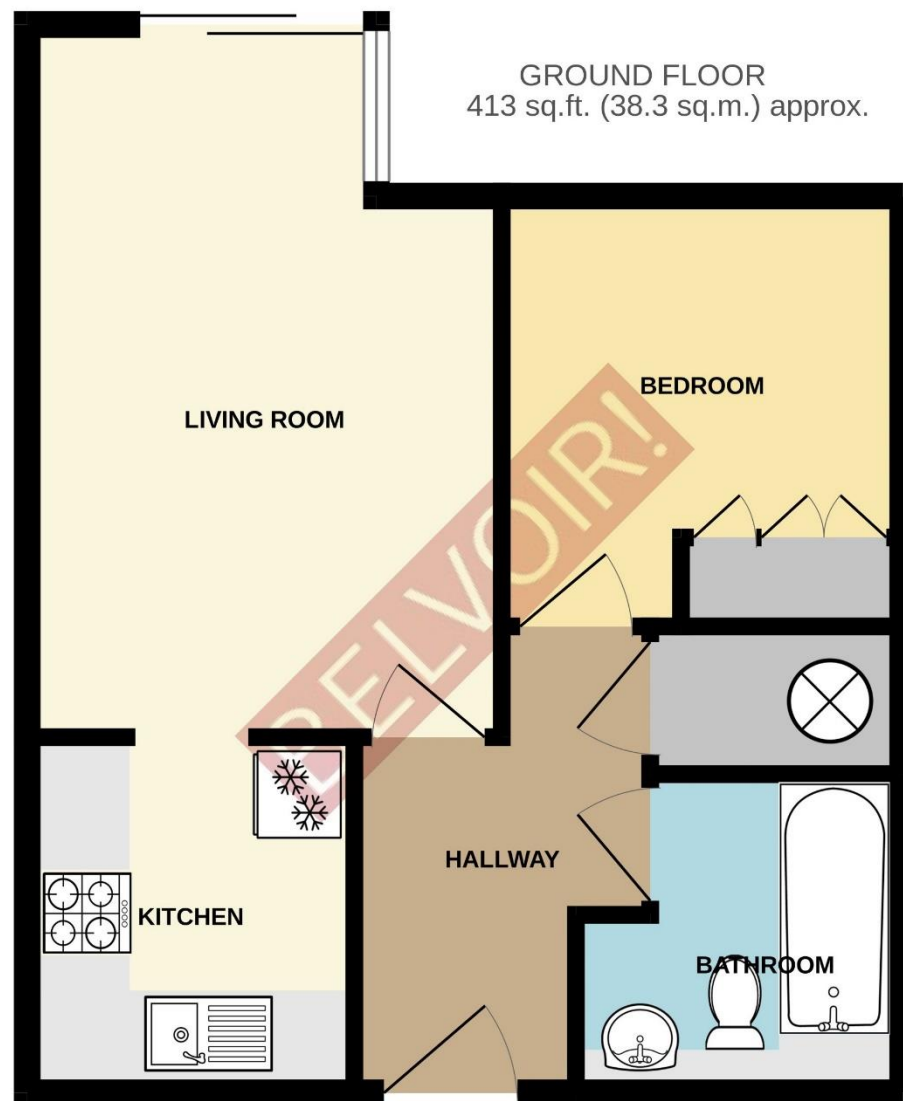
DISCLAIMER

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.









TOTAL FLOOR AREA : 413 sq.ft. (38.3 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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