



**Connells**

Apartment 11 Bancroft  
Hitchin



### Property Description

A stunning two bedroom, top floor apartment located right in the heart of Hitchin's vibrant town centre.

This property is situated in a lovely gated development with undercroft parking and offers open plan living with solid wood flooring, a fully fitted kitchen with modern integrated appliances, two good sized bedrooms and beautiful Velux windows (with built-in pull down shades) letting in plenty of natural light.

Viewing is a must.

### Inner Hall

### Entrance Hall

Door to front, two storage cupboards housing boiler and solid wood floor.

### Open Plan Living Area

24' 2" x 16' 4" ( 7.37m x 4.98m )

### Lounge Area

Double glazed Velux window to side aspect, TV and telephone points, dimmer lighting, solid wood flooring and radiator.

### Kitchen Area

Fully fitted kitchen with Velux window, a range of wall and base units, solid wood work surfaces with splashback tiling, one and a half bowl stainless steel sink and drainer, electric oven, hob with cooker hood over, integrated appliances including washing machine, dishwasher and fridge/freezer and dimmer lighting.

## Bedroom One

16' x 10' 7" ( 4.88m x 3.23m )

Double glazed Velux window to side aspect, TV and telephone point and radiator.

## Bedroom Two

11' 5" x 10' 2" ( 3.48m x 3.10m )

Double glazed Velux window to side aspect, TV and telephone points and radiator.

## Bathroom

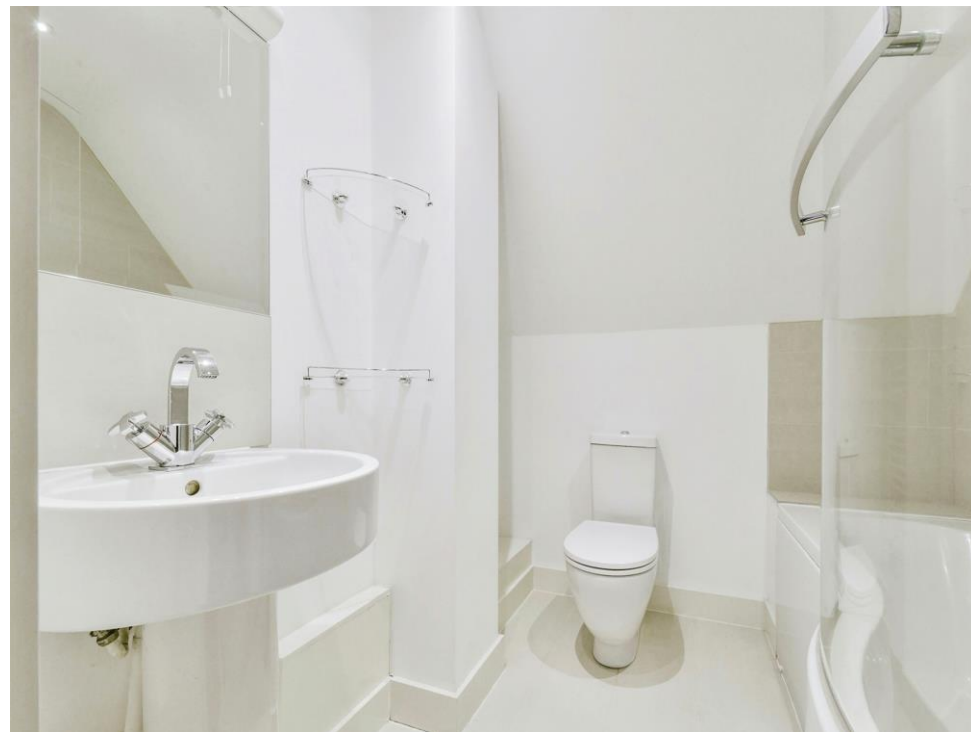
Wash hand basin, panelled bath with shower over, WC, partly tiled and extractor fan.

## Outside

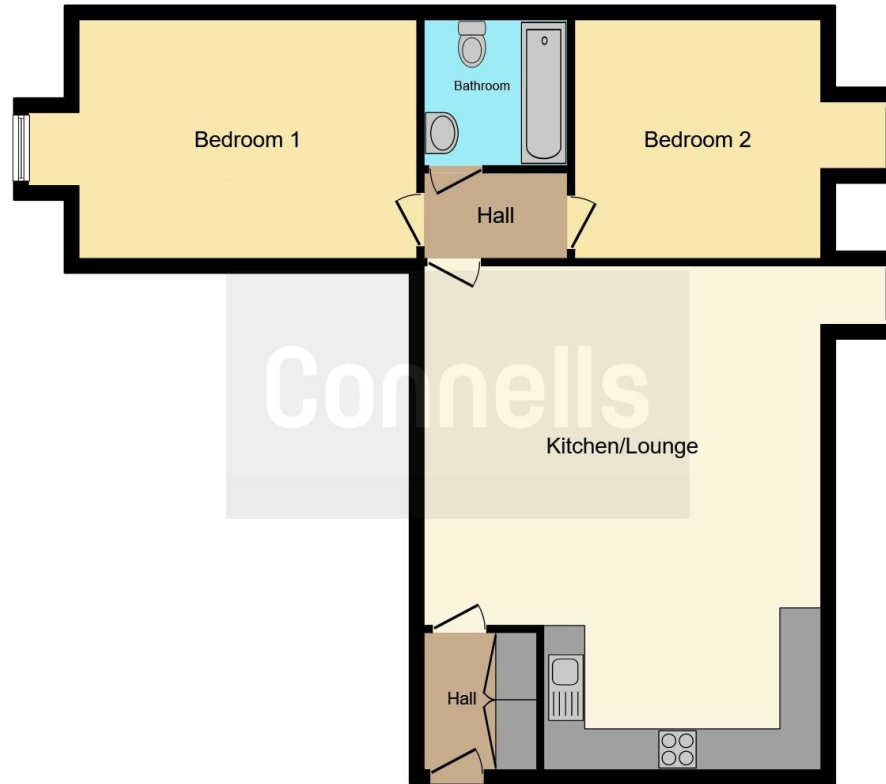
## Parking

Undercroft parking with one allocated space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIT307787](http://connells.co.uk/Property/HIT307787)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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