



Rear Of Bancroft Hitchin SG5 1NQ

for sale offers over
£300,000



Property Description

Offered for sale, this rarely available top floor apartment is situated in Hitchin town centre just a short stroll from all the amenities the town has to offer and of course the mainline station with its excellent direct routes to London.

In our opinion this fantastic apartment is larger than your average two bedroom flat, in excellent decorative order throughout and is situated in a private building with only two other properties.

Accommodation briefly comprises a triple aspect lounge, open plan kitchen/diner with built-in appliances, a master bedroom with dressing area and en suite, further double bedroom and a family bathroom. For anyone looking for this type of property this simply is a must view. *Please note this apartment does not have allocated parking however there are some free and paid parking options nearby. LONG LEASE WITH 106 YEARS LEFT.

Communal Entrance

Via front door with secure entry system.

Entrance Hall

Spacious hallway with doors leading to all accommodation, secure entry phone, two double storage cupboards with shelving, wooden flooring throughout and access to loft space.

Open Plan Living Space

Lounge Area

14' 11" max x 14' 5" max (4.55m max x 4.39m max)

A large, light and airy room which is triple aspect with double glazed windows to three sides, TV point, telephone point, wooden flooring and radiator.

Kitchen / Diner Area

15' 5" x 9' 7" (4.70m x 2.92m)

A spacious and well thought out fitted kitchen comprising double width double glazed window to the rear, a range of wall and base level units with work surfaces over, splashback tiling, stainless steel sink and drainer, gas oven, gas hob with stainless steel extractor hood over, integral appliances including fridge/freezer and dishwasher, plumbing for washing machine and wooden flooring.

Bedroom One

Irregular Shaped Room 18' 2" max x 11' 5" max (5.54m max x 3.48m)

An irregular shaped open plan room with some restricted head height incorporating a dressing area and comprising a double glazed Velux style window, double glazed window to front, TV and telephone points, and radiator. Door leading to en suite.

Dressing Area

Velux-style window, space for free standing chests of drawers and leading to en suite.

En Suite

Double glazed window to front, three piece suite comprising fully tiled shower cubicle, close coupled WC, pedestal mounted wash hand basin, extractor fan, shaver point, heated towel rail, ceramic tiled flooring and radiator.

Bedroom Two

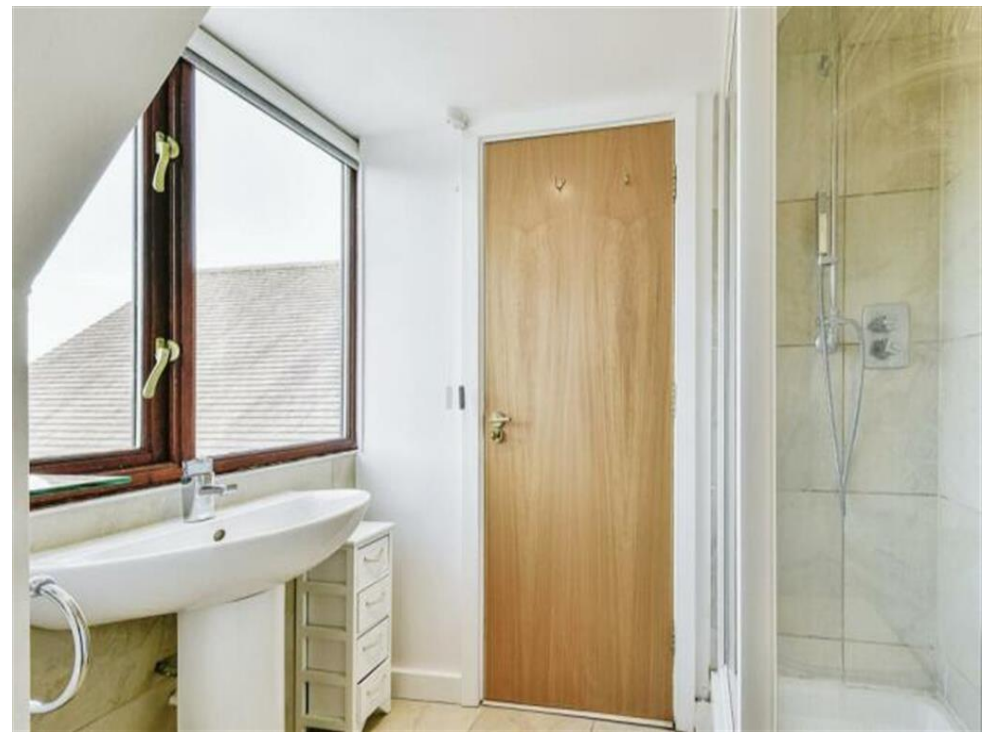
14' 11" max x 10' (4.55m max x 3.05m)

Double glazed window to front, wooden flooring and radiator.

Bathroom

Double glazed window to rear, three piece suite comprising panel bath with taps over, close coupled WC and pedestal mounted wash hand basin, tiling to splash back areas, extractor fan, shaver point, ceramic tiled flooring, spotlights and radiator.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT307910

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT307910 - 0004