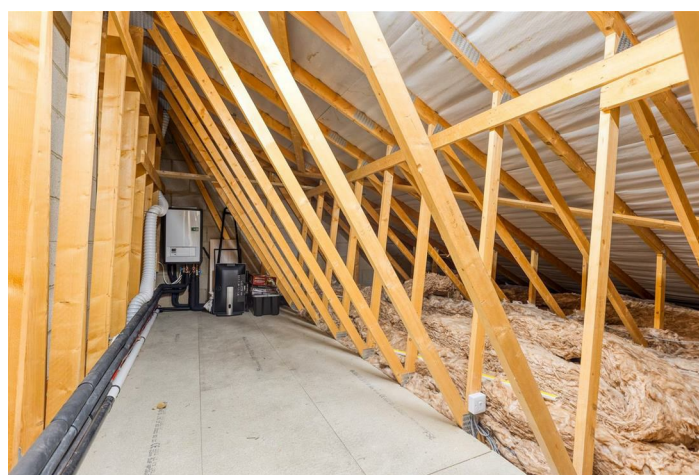


LEASEHOLD - SHARE OF  
FREEHOLD



Apartment - Second Floor (EPC Rating: B)

**Apartment 8, Park View Bancroft, Hitchin,  
Herts, SG5 1FU**

**Price Guide**

**£379,950**



**First Step**



2



1



1



B

# 2 Bedroom Apartment - Second Floor located in Hitchin

SHARE OF FREEHOLD\* with 997 YEAR LEASE... STUNNING VIEWS... HUGE LOFT SPACE... 2 DOUBLE bedrooms... BI-FOLD doors with JULIET BALCONY... 1 allocated parking space... within WALKING distance to TOWN CENTRE & TRAIN station... BREAKFAST BAR... Underfloor heating with AIR SOURCE HEAT PUMP...

SHARE OF FREEHOLD\* WITH 997 YEAR LEASE...

height door to built-in storage cupboard housing the consumer unit. Loft hatch access.

STUNNING PARK VIEWS FROM TOP FLOOR APARTMENT...

## Loft/Attic

30'10" x 18'4"

WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION...

Large loft space fitted with ladder, light and partial boarding - housing the Vaillant air source heat pump heating system.

2 DOUBLE BEDROOMS...

## Kitchen/Living Area

20'0" x 12'11"

1 ALLOCATED PARKING SPACE...

Living Area:

FULL HEIGHT CORNER WINDOW WITH BI-FOLD DOORS...

Full height floor to ceiling corner window incorporating bi-fold doors with Juliet balcony. Continuation of Karndean flooring, inset spot ceiling lights, under floor heating. Open plan leading to:

JULIET BALCONY...

HUGE LOFT SPACE WITH LADDER...

Kitchen/Breakfast Area:

There is an open plan entertaining kitchen/breakfast room with large breakfast bar leading to Lounge/dining room leading to Juliet balcony.

Dove grey kitchen comprising soft close wall & base units & pan drawer set with quartz work surface. comprising: Neff built-in slide & hide eyeline double oven with microwave/combi oven 4 ring induction hob & extractor, integral appliances comprising of: fridge freezer, washing machine/tumble dryer, slimline dishwasher. Inset stainless steel sink. Breakfast bar seating for 4. Continuation of Karndean flooring, inset spot ceiling lights with 2 feature hanging lights, chrome sockets with USB points, under floor heating.

Principal double bedroom plus further double bedroom & modern fitted bathroom.

The top floor apartment benefits from a HUGE LOFT SPACE, fitted with ladder, light and partial boarding.

Externally there is an allocated parking space.

## Entrance Hallway

Front door leading into entrance hallway with Karndean flooring, inset spot ceiling lights, under floor heating. Full

## Bedroom 1

15'5" x 9'8"

Full height floor to ceiling window to front aspect. Carpet, ceiling light, under floor heating.





### Bedroom 2

10'8" x 7'5"

Full height floor to ceiling window to front aspect. Carpet, ceiling light, under floor heating.

### Bathroom

Fully tiled bathroom. White suite comprising: panelled bath fitted with wall mounted shower & glass screen, wall mounted wc, 2 drawer vanity unit inset with wash hand basin, wall mounted LED mirror, fitted with shaver point. Tiled flooring, inset spot ceiling lights, under floor heating.

### EXTERNAL

1 allocated parking space

### Additional Property Information

SHARE OF FREEHOLD\* - currently being purchased

Lease: 997 years remaining

EPC Rating: B

Service Charge: £114.75 pcm

Ground Rent: Nil

Traditional brick construction

Air source heat pump

No lift - stairs to all floors

Mains electricity, water & sewage

### Parking

1 allocated parking space.

### Local Area

The property benefits from a perfect town centre location also within 10-15 minutes walking distance to Hitchin railway station. Trains into London Kings Cross and St Pancras circa 31 mins.

Hitchin is a beautiful historic market town based in North Hertfordshire and according to The Times' Best Places To Live it was voted as the 9th best place to live in the UK in 2013. It has outstanding primary schools and secondary schools.

Shopping: Unlike many other towns, Hitchin has a rich diversity of independent businesses. The town is still able to boast independent food retailers, a wealth of hair and beauty salons and an even greater range of coffee shops and restaurants.

The market itself remains an important part of the town trading four days a week: Tuesday and Saturday, general market, Friday bric-a-brac and collectables and Sunday,



car boot.

**Outdoor Space:** Small and large green spaces throughout Hitchin provide a wide variety of open spaces, including Bancroft Gardens, Windmill Hill with panoramic views over the town centre. The Hitchin Priory, a beautiful 14th Century building set in 19 acres of picturesque gardens. There is also Hitchin Swimming Centre which offers 2 indoor pools, an Outdoor Pool with Art Deco lido and fitness centre with gym and 3 fitness studios.

#### Agents Note

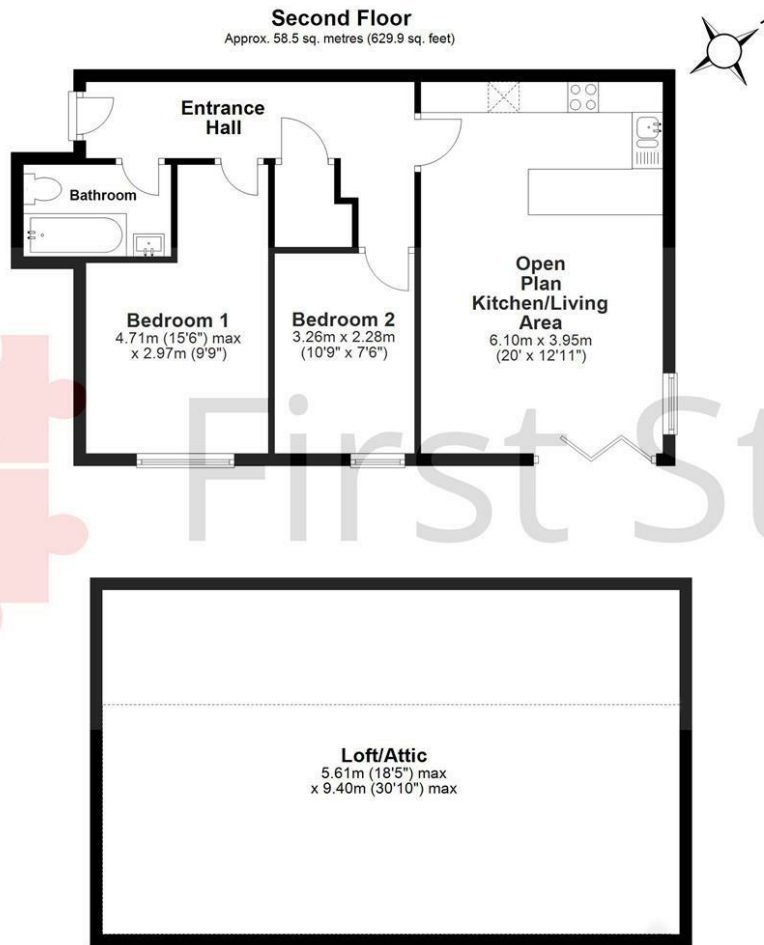
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.







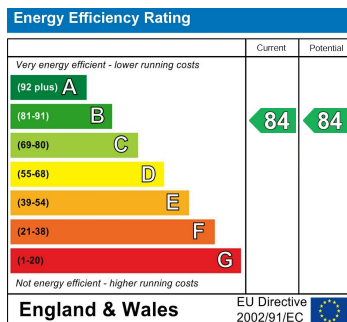


Main area: Approx. 58.5 sq. metres (629.9 sq. feet)  
Plus loft space (restricted head height), approx. 52.8 sq. metres (567.9 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**