





Apartment - Second Floor (EPC Rating: B)

APARTMENT 10, PARK VIEW BANCROFT, HITCHIN, HERTS, SG5 1FU

Price Guide

£380,000

First Step

2 2 1 B

2 Bedroom Apartment - Second Floor located in Hitchin

SHARE OF FREEHOLD... 2 DOUBLE Bedrooms... SOUGHT AFTER TOWN CENTRE LOCATION... Within WALKING DISTANCE to train station & town centre... ALLOCATED PARKING... High specification throughout... Light & spacious living accommodation with large SKYLIGHT & Juliet Balcony... ECONOMICAL Air Source Heat Pump... Detached block with only 2 luxury apartments... 994 year lease...

INTERNAL
Communal entrance door with passcode. Staircase to second floor.

Entrance Hallway
Front door leading into entrance hallway. Karndean flooring with under floor heating. Full height door to built-in storage cupboard housing the consumer unit. Loft hatch access. Doors leading to:

Kitchen/Living Area
19'5" x 13'1"
Open plan Living Area:
French doors to front aspect with Juliet balcony. Continuation of Karndean flooring, under floor heating.

Kitchen/Breakfast Area:
Sky light with velux window to rear aspect. A range of Dove grey kitchen wall and base units, soft close doors, pan drawers with quartz work surface and up stand. Integrated appliances comprising: Neff built-in slide & hide eyeline double oven with microwave/combi oven, 4 ring induction hob & extractor, upright fridge freezer, washing machine/tumble dryer, slimline dishwasher. Inset stainless steel sink. Breakfast bar seating for 4 stools with 2 feature hanging lights. Continuation of Karndean flooring with under floor heating.

Bedroom 1
15'5" x 11'2"
Window to front aspect. Carpet, underfloor heating. Door leading to:

En-Suite
Window to front aspect. White suite comprising: concealed push button wc, two drawer vanity unit inset with wash hand basin, large shower with glass door. Fully tiled walls with wall mounted LED mirror fitted with shaver point. Ceramic tiled flooring, under floor heating.

Bedroom 2
11'1" x 9'7"
Window to front aspect. Carpet, underfloor heating.

Bathroom
White suite comprising: panelled bath fitted with wall mounted shower & glass screen, concealed push button wc, 2 drawer vanity unit inset with wash hand basin. Fully tiled, wall mounted LED mirror fitted with shaver point. Ceramic tiled flooring, under floor heating.

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

EXTERNAL

ADDITIONAL PROPERTY INFORMATION
SHARE OF FREEHOLD
Lease: 994 years remaining
EPC Rating: B
Council Tax: Band B
Service Charge: £1681.05 per annum

Traditional brick construction
Air source heat pump
No lift - stairs to all floors
Mains electricity, water & sewage

Parking
1 allocated parking space under croft with externally fitted electric power point. Bike storage racks.

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.

Second Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



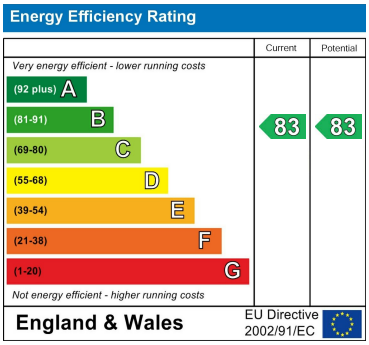
Total area: approx. 67.5 sq. metres (726.9 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



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First Step