





Apartment - Garden

APARTMENT 2, PARK VIEW BANCROFT, HITCHIN, HERTS, SG5 1FU

Offers Over

£475,000

FEATURES

- SHARE OF FREEHOLD
- VERY DESIRABLE PEACEFUL TOWN CENTRE LOCATION CLOSE TO ALL LOCAL AMENTIES
- WITHIN WALKING DISTANCE OF TRAIN STATION & BUSTLING TOWN CENTRE
- 2 DOUBLE BEDROOMS, 1 WITH FRENCH DOOR ACCESS TO GARDEN

2 2 1 B

First Step

2 Bedroom Apartment - Garden located in Hitchin

INTERNAL
Communal entrance door with passcode into carpeted entrance hallway with access to all 6 apartments.

Entrance Hallway
Front door leading into entrance hallway. Wood panelling and Karndean flooring with under floor heating. Full height door to built-in storage. Doors leading to:

Kitchen/Living Area
19'11" x 19'7"
Open plan Living:
Full height feature windows to front aspect fitted with blinds. Continuation of wall panelling, Karndean flooring and under floor heating. Full height door to storage cupboard housing the air source heat pump system and underfloor heating system. Open plan leading to:

Kitchen/Breakfast:
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 hood, integrated upright fridge freezer, washing machine/dryer, slimline dishwasher and wine fridge. Inset stainless steel one and half bowl sink with drainer grooves.

Matching freestanding island with quartz work surface fitted with under counter storage cupboards and seating for 3/4 stools with 2 feature hanging lights. Continuation of Karndean flooring with under floor heating.

Bedroom 1
15'5" x 11'2"
French doors to rear aspect garden. Continuation of wood panelling, Karndean flooring with underfloor heating. Bespoke built-in 6 door cuboards, fitted with shelf, rails and shoe storage. Door leading to:

En-Suite
White suite comprising: concealed push button wc, two drawer vanity unit inset with wash hand basin, large walk-in shower with glass door. Fully tiled walls with tiled storage ledge with fully mirrored wall above. Shaver point. Ceramic tiled flooring with under floor heating.

Bedroom 2
11'1" x 9'7"
Window to rear aspect. Continuation of Karndean flooring with 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 walls, wall mounted LED mirror fitted with shaver point. Ceramic tiled flooring with under floor heating.

EXTERNAL

Private Rear Garden
Newly painted fence with additional slatted topper privacy panels and low level wall perimeter with secure gated access. Bespoke landscaped garden completed by the current owner in September 2025. Mainly laid to entertaining patio and decorative stones, with a range of low maintenance trees and shrubs with large decorative boulders. Entertaining wooden pergola with bamboo roof providing a private & secluded entertaining sanctuary. External tap, power and light. Air source heat pump concealed with breathable wooden trellis structure.

ADDITIONAL PROPERTY INFORMATION
SHARE OF FREEHOLD
Lease: 994 years remaining
EPC Rating: B
Council Tax: Band B
Service Charge: £166.66 pcm

Traditional brick construction
Air source heat pump
Mains electricity, water & sewage

Parking
1 allocated parking space. Under croft 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.











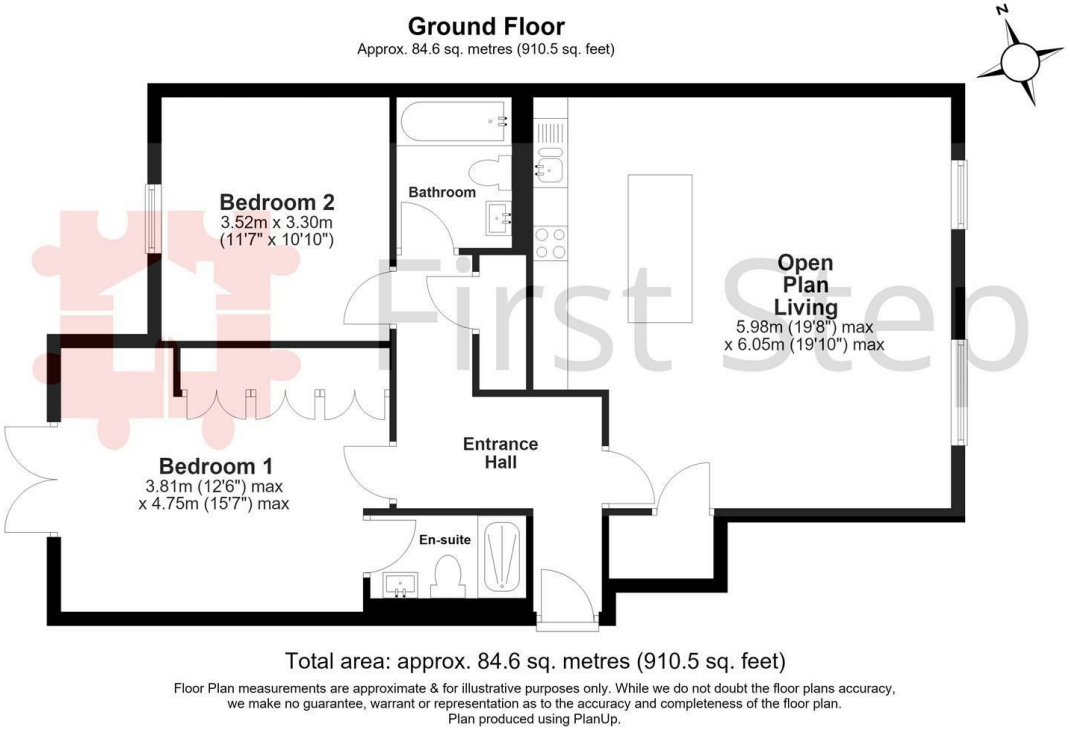
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Total area: approx. 84.6 sq. metres (910.5 sq. feet)

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.

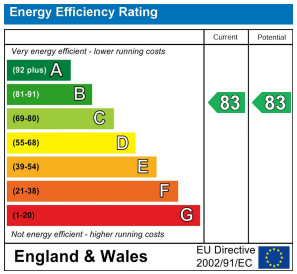
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Council Tax Band

B



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