



2 Bedrooms



2 Bath/Shower Room + WC



1 Reception Rooms



Allocated Parking



Private Courtyard Garden



EPC Band C

Council Tax

Band C

£2,046.81 2025/26

Local Authority

North Hertfordshire Council

Lease

125 years from 24/06/2006

Ground Rent £100 P.A

Service Charge £1944.67 P.A

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Bancroft, Hitchin, SG5 1LN
Guide Price £345,000 Leasehold

Bancroft, Hitchin, SG5

A centrally located and spacious ground floor apartment offers a great deal of appeal. The accommodation is generous throughout and includes an en-suite bathroom for added convenience. Outside, the property benefits from its own private courtyard garden perfect for enjoying some outdoor space, as well as allocated parking for one car.

🏠	Town centre location
🏠	Strolling distance into the town centre, mainline station and Bancroft Park
🏠	Two double bedrooms
🏠	Generous open plan kitchen/dining/living room
🏠	Ground floor apartment
🏠	Private courtyard garden offering outdoor space
🏠	En-suite bathroom to principal bedroom

Description

This well-presented two-bedroom ground floor apartment is ideally located just a short walk from the town centre, mainline station, and Bancroft Park, which sits opposite the development. The property has been thoughtfully maintained by the current owners and offers spacious, comfortable living throughout.

The accommodation includes an entrance hall with useful built-in storage, leading to a generous open-plan kitchen, sitting, and dining area. Double doors open out to a private courtyard garden, featuring an artificial lawn, patio area, and a selection of established plants, trees, and shrubs, an ideal spot for relaxing or entertaining.

There are two double bedrooms, including a principal bedroom with a stylish en-suite shower room, as well as a modern family bathroom. The apartment also benefits from allocated parking for one vehicle.

Location

Wallace Court is a popular and well-regarded development, ideally situated close to the town centre, mainline station, and a range of local amenities. It's also just a short distance from green spaces such as Bancroft Park. Known for its friendly atmosphere, the development is home to a professional community and offers a convenient, central lifestyle.

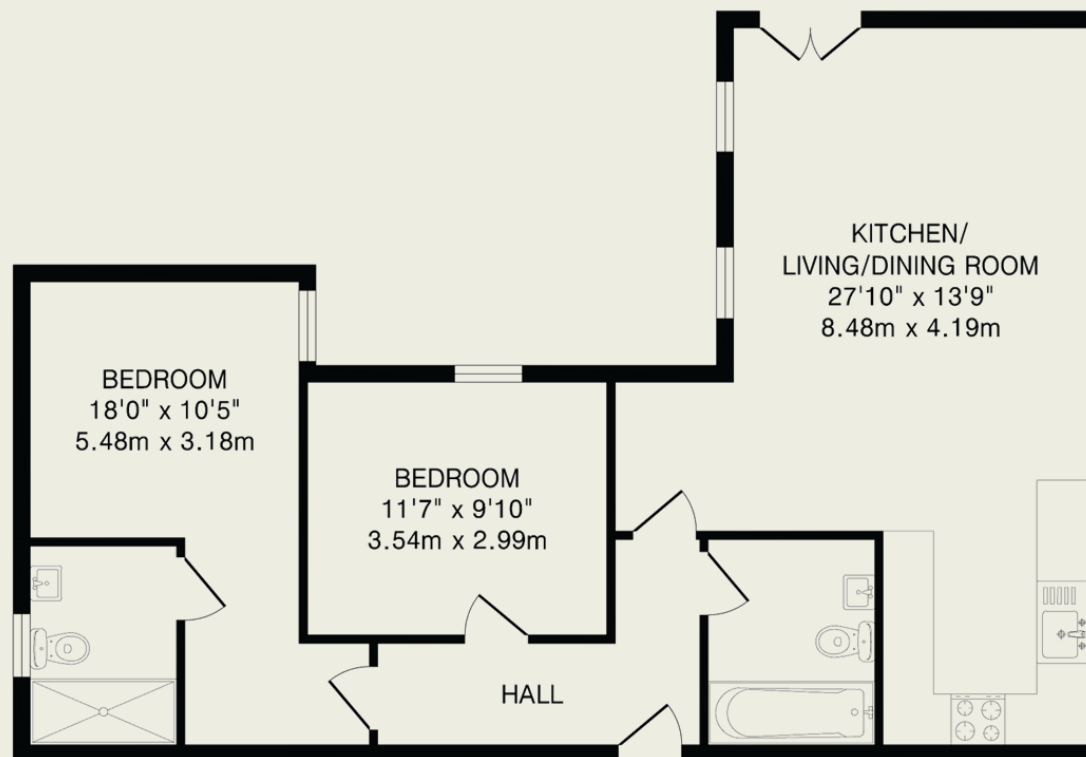




Important Information

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Ground Floor

TOTAL FLOOR AREA: 807 sq.ft.(75.0 sq.m)approx.
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