



**Connells**

Wallace Court Bancroft  
Hitchin



## Property Description

This well presented two bedroom ground floor apartment is ideally situated in the heart of Hitchin town centre and benefits from its own front door, offering a house-like feel with the convenience of apartment living.

The property opens into a wide and welcoming hallway providing access to all rooms and two storage cupboards. There is a spacious open plan lounge, kitchen and dining area. The kitchen features a breakfast bar area, while the lounge enjoys doors leading directly onto a private courtyard.

There are two generous double bedrooms with the principal bedroom benefitting from doors opening to the front, allowing plenty of natural light. The accommodation is completed by a modern family bathroom fitted with a walk-in shower.

Further benefits include an allocated car port.

Located just a short walk from Hitchin's vibrant town centre, the property offers easy access to a variety of shops, restaurants, cafes and transport links.

## Ground Floor

### Entrance Hall

Door to front, two built-in cupboards and radiator.

### Open Plan Living Space

#### Lounge Area

Three double glazed windows to rear aspect, TV point, wood flooring and two radiators. Double glazed door to side leading to patio area.

#### Kitchen

Full fitted kitchen with built-in breakfast bar, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, gas hob with cooker hood over, electric oven, space for washing machine and fridge/freezer, and wood flooring.

## Bedroom One

Double glazed window to front aspect, TV point and radiator.

## Bedroom Two

Double glazed window to front aspect, TV point and radiator.

## Bathroom

Wash hand basin, walk-in shower, WC, extractor fan, tiled flooring and heated towel rail.

## Outside

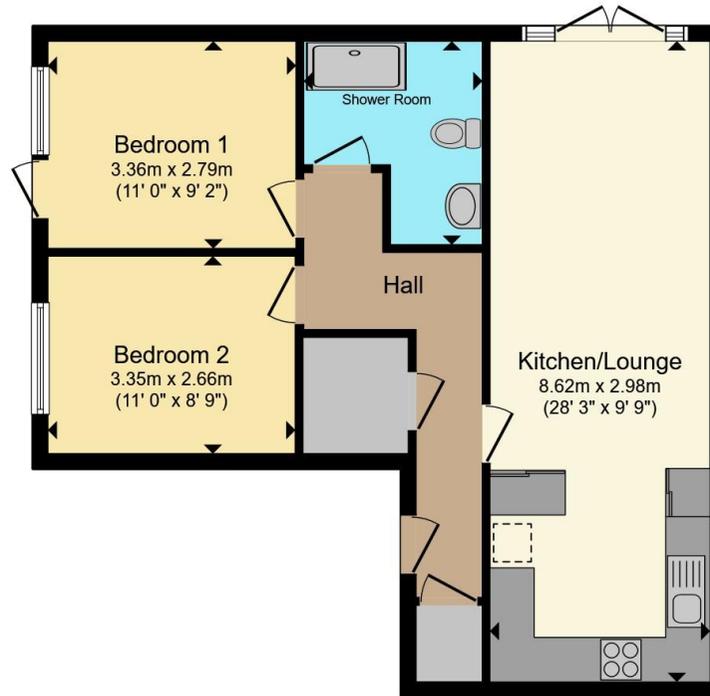
## Rear Garden

Steps leading down to gravelled courtyard.









**Floor Plan**

Total floor area 61.9 m<sup>2</sup> (667 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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14 High Street  
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EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1800.00

Ground Rent:  
 200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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