



£1,500 Per Month
Bancroft
Hitchin, SG5 1NQ

PROPERTY SUMMARY

Ideally situated in Hitchin town centre and a short walk from Hitchin train station, this spacious and unique duplex apartment offers spacious accommodations that have recently been fully refurbished to include a new kitchen and appliances. The accommodation briefly comprises an entrance hall with stairs to the upper floor with a master en suite, two further double bedrooms, an open plan living/diner and a separate kitchen. The property is accessed via a secure entry door on the ground floor and boasts a convenient, central setting within a stones throw from Sainsbury's supermarket and a range of high street stores, cafés, restaurants and bars.

3



2



1

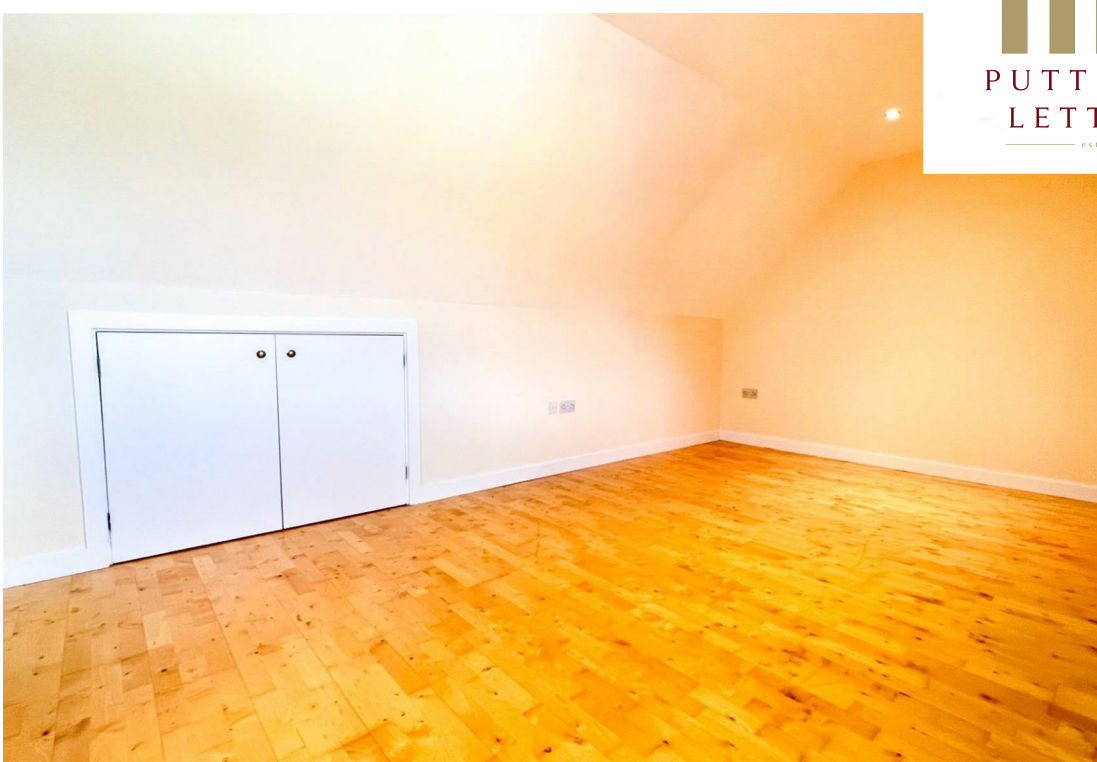




PUTTERILLS
LETTINGS

est. 1992

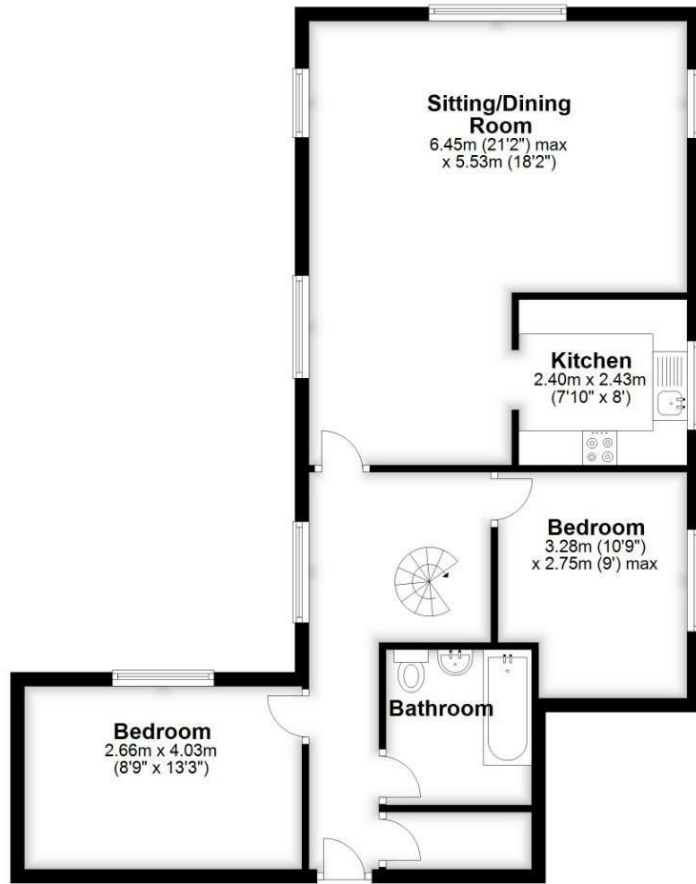






First Floor

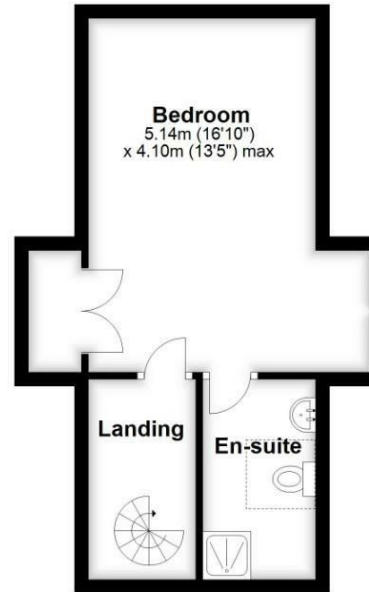
Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 103.1 sq. metres (1109.5 sq. feet)

Second Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



LOCAL AUTHORITY

Hitchin

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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/tenants are advised to recheck the measurements



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk