



PUTTERILLS

est. 1992



**£400,000 Leasehold  
Bancroft,  
Hitchin**

# PROPERTY SUMMARY

Welcome to 42 Bancroft, a modern and stylish two-bedroom apartment with private gated access, located in the heart of Hitchin, Hertfordshire. This property offers a unique blend of convenience, comfort, and contemporary living, making it the perfect place to call home.

Positioned in Hitchin Town Centre, this property provides easy access to all the amenities and attractions that make Hitchin such a desirable place to live. Whether you are looking to indulge in some retail therapy, enjoy the vibrant local food scene, or explore the historic landmarks, it's all just a stone's throw away from your doorstep.

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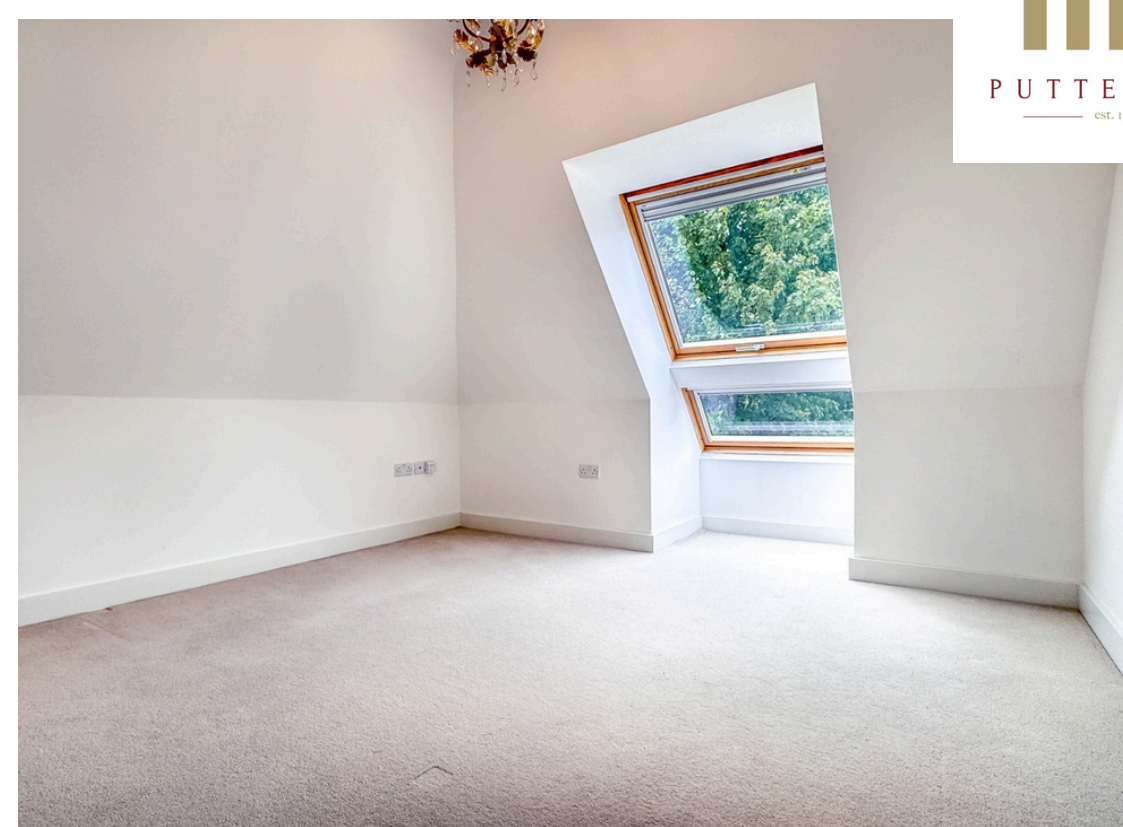


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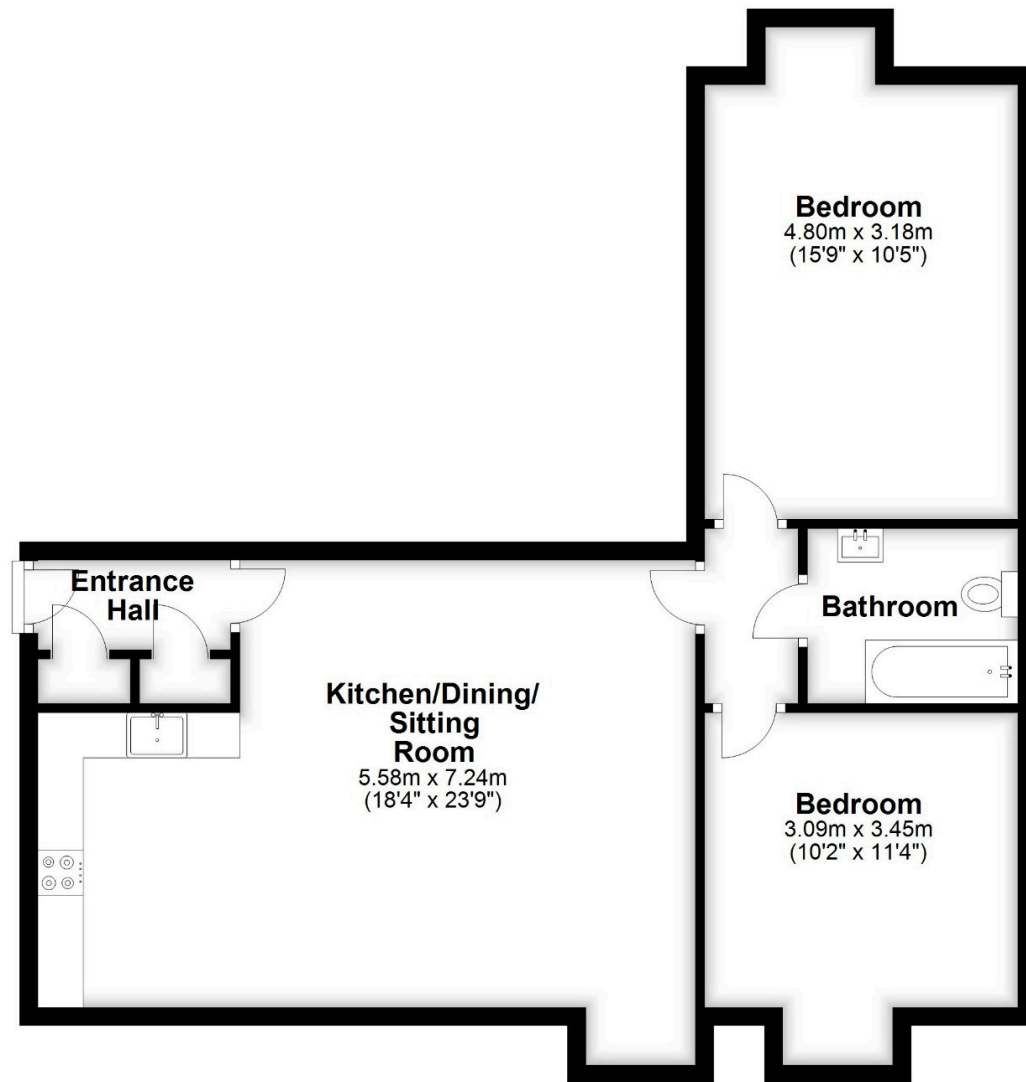






# Apartment 11

Approx. 73.7 sq. metres (792.9 sq. feet)



Total area: approx. 73.7 sq. metres (792.9 sq. feet)

LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND C

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 Hitchin  
60 Hermitage Road  
Hitchin  
SG5 1DB

## CONTACT DETAILS

01462 632222  
hitchin@putterills.co.uk  
www.putterills.co.uk