



PUTTERILLS

est. 1992

10 Osier Court, Bancroft, Hitchin, SG5 1LF  
**£325,000**

## A stunning and beautifully presented penthouse apartment.

An amazing penthouse apartment which is superbly located overlooking Bancroft Park and within walking distance of the town centre and train station. The spacious accommodation includes a stunning open plan living area with vaulted ceiling and Juliet balcony, fitted kitchen, large utility room, there are two very large double bedrooms, bedroom one has two built in wardrobes with en-suite shower room and bedroom two also benefits from a built in wardrobe. There is also an additional bathroom. Externally the property offers allocated parking.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and Peterborough, 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.

### ENTRANCE HALL

**OPEN PLAN LIVING/DINING/  
KITCHEN 34' x 19'3" (10.36m x  
Maximum measurements**

**UTILITY ROOM 14'8" x 7'11"  
(4.47m x 2.41m)**

**BEDROOM ONE 17'2" x 18'2"  
max mesurement (5.23m x**

**EN-SUITE 5'2" x 5'5" (1.57m x  
1.65m)**

**BEDROOM TWO 14'7" x 7'2"  
(4.45m x 2.18m)**

**FAMILY BATHROOM 8'9" x 5'4"  
(2.67m x 1.63m)**

### EXTERNALLY

### ALLOCATED PARKING

### TENURE

We are advised by our client that

this property is:

Leasehold

Term remaining: 109 years

Ground Rent: £161.72 per annum

Service Charge: £2056 per annum

This information should be clarified  
by your legal representative.

### EPC

EER: C

### FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate  
and for general guidance only and  
whilst every attempt has been  
made to ensure accuracy, they  
must not be relied on or form any  
part of a legal contract. The  
fixtures, fittings and appliances  
referred to have not been tested  
and therefore no guarantee can be  
given and that they are in working

order. Internal photographs are  
reproduced for general  
information and it must not be  
inferred that any item shown is  
included with the property.

### VIEWING INFORMATION

By appointment only through  
Putterills of Hertfordshire, through  
whom all negotiations should be  
conducted.

### MONEY LAUNDERING REGULATIONS

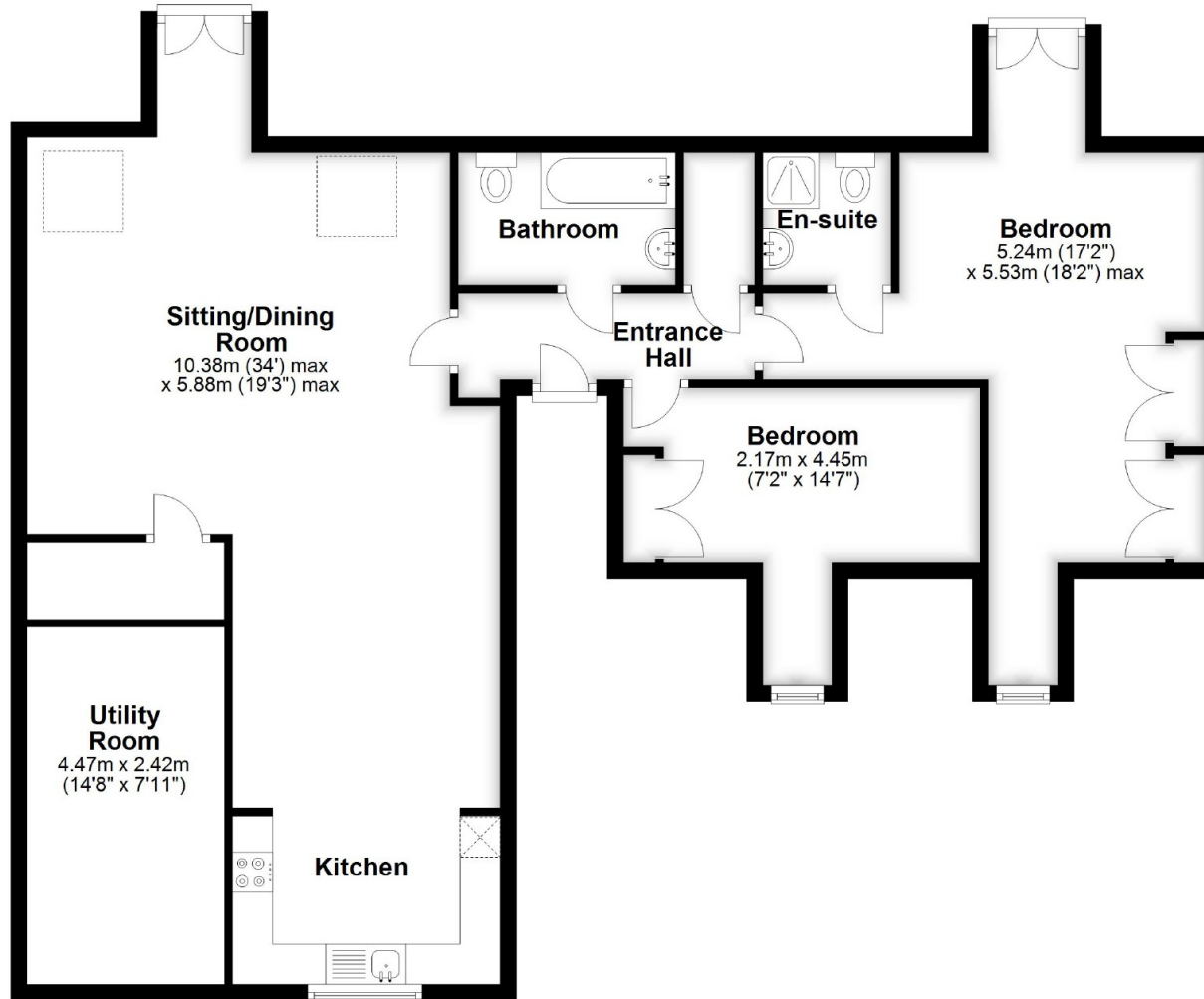
Prior to a sale being agreed,  
prospective purchasers will be  
required to produce identification  
documents. Your co-operation  
with this, in order to comply with  
Money Laundering regulations, will  
be appreciated and assist with the  
smooth progression of the sale.





### Third Floor

Approx. 108.7 sq. metres (1170.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)



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