



Apartment

APARTMENT 4 PARK VIEW, 63 BANCROFT, HITCHIN, HERTS, SG5 1FU

PCM

£1,550

FEATURES

- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- ALLOCATED PARKING SPACE
- PREMIUM BRAND KITCHEN APPLIANCES
- TOWN CENTRE LOCATION
- WITHIN WALKING DISTANCE TO RAILWAY STATION
- PRINCIPAL BEDROOM WITH EN-SUITE
- ENTERTAINING KITCHEN/BREAKFAST ROOM/LOUNGE
- UNDERFLOOR HEATING
- EASY ACCESS TO A1/M1
- EPC RATING B/ COUNCIL TAX B



First Step

2 Bedroom Apartment located in Herts

Call us on

01462 659 730

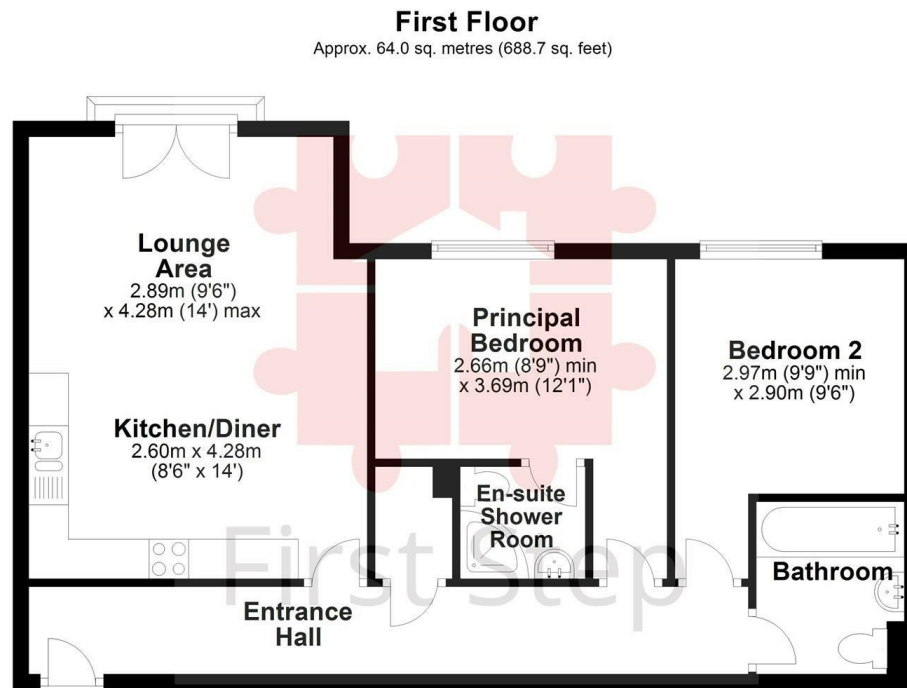
rentals@firststep.ltd

www.firststep.ltd

Council Tax Band

B

BEAUTIFULLY PRESENTED APARTMENT ... 2 DOUBLE Bedrooms... JULIET BALCONY... TOWN CENTRE location... WALKING distance to TRAIN STATION... 1 PARKING space...AVAILABLE
MARCH EPC Rating B Council Tax Band B ** Viewing Highly recommended **



Total area: approx. 64.0 sq. metres (688.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 are advised to recheck the measurements.