



# Coopers Yard

Hitchin,  
Hertfordshire, SG5 1AR  
Guide Price £285,000

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properties



Situated in the highly sought after Coopers Yard development, this two bedroom ground floor apartment offers contemporary living in the vibrant heart of Hitchin town centre and benefits from outdoor patio space.

Boasting a modern open-plan layout, the property features a spacious living and dining area with direct access to patio space. The fitted kitchen is complete with integrated appliances, while both bedrooms are generously sized, with the principal bedroom benefiting from ensuite shower room. The property also benefits from a bathroom and storage cupboard located in the entrance hall.

To the outside is secure underground allocated parking for one vehicle.

We have been advised by the vendor that the remaining Lease on the property is 108 years with a Service Charge of £2,216.80 per annum and a Ground Rent of £300 also paid per annum.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as indoor and outdoor swimming pools, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross, Cambridge, Gatwick Airport and Brighton.

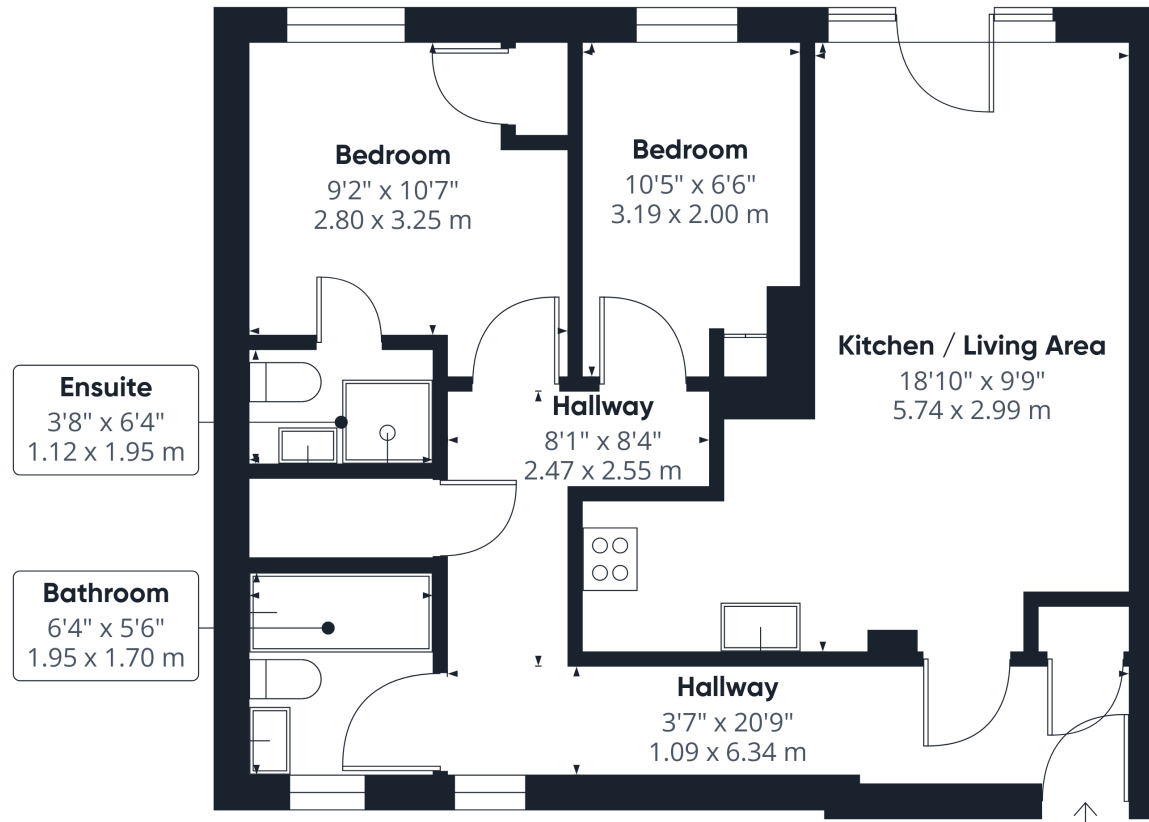
- Ground floor apartment
- Two bedrooms
- No onward chain
- Outdoor patio area
- Town centre location
- Secure underground, allocated parking
- Principal bedroom with en-suite
- 1 miles, 22 mins walk to Hitchin train station (as per Google maps)









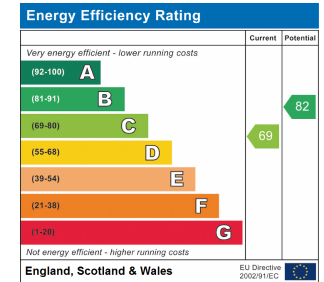


Approximate total area<sup>(1)</sup>  
599 ft<sup>2</sup>  
55.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: [hitchin@country-properties.co.uk](mailto:hitchin@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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