



# Coopers Yard

HITCHIN,  
Hertfordshire, SG5 1AU  
Guide Price £275,000

country  
properties

We are pleased to present this two-bedroom ground floor apartment in a popular town centre development perfectly placed in the heart of Hitchin. Coopers Yard is a modern development of both one and two-bedroom apartments and town houses. The properties have the benefit from a secure underground carpark and there are lifts and stairwells servicing all properties.

This well-presented ground floor town centre apartment offers spacious and modern accommodation. With two bedrooms, master with en-suite a further bathroom and a modern open plan kitchen and living area.

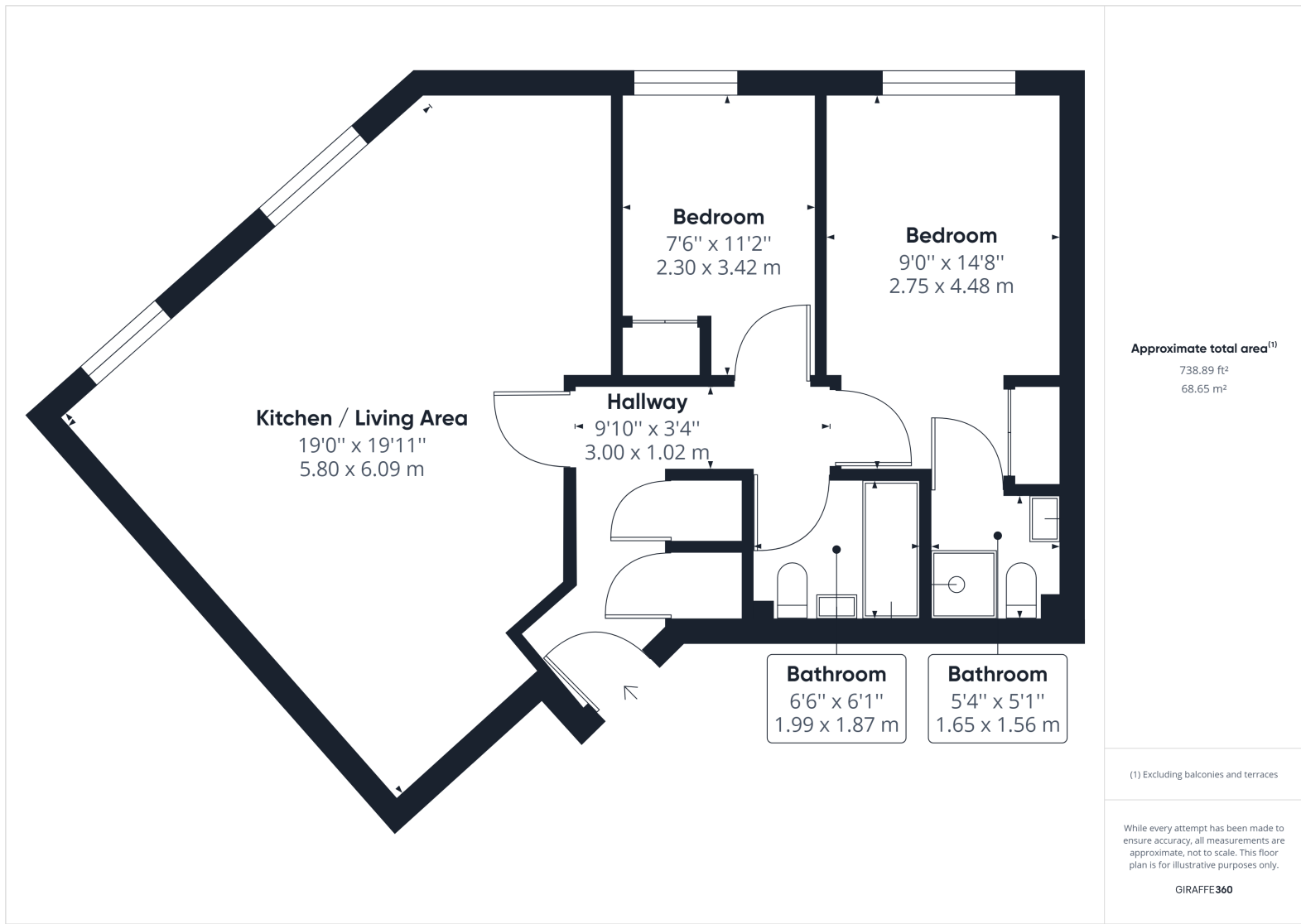
We have been advised by our vendor that the lease has 115 years remaining, with a Service charge of £2555 per annum and a Ground rent of £300 per annum.

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 a swimming pool, 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 and Cambridge.

- A two bedroom ground floor apartment
- Well presented throughout
- Master bedroom with en-suite
- Open plan living and kitchen area
- Secure underground parking and lift to all floors
- Security entry phone system
- Sought after town centre location
- 1.0 miles, 19 mins walk to Hitchin train station (as per Google maps)
- Chain free







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  
www.country-properties.co.uk

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