



# Coopers Yard

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

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A stunning 2 bedroom, 2 bathroom apartment in the highly coveted Coopers Yard development, offering the perfect blend of contemporary design, unbeatable location, and strong investment potential.

Boasting a premier location with a 1-minute walk to Hitchin High Street, lined with boutique shops, award-winning restaurants, cafés, and bars. Waitrose and other major retailers are just around the corner. The apartment has modern interiors, high-end fittings, and a freshly maintained finish. With a short walk to the station with excellent links to London including King's Cross, this property would be perfect for those that commute to London and Cambridge.

Ideally located in Hitchin town centre, this apartment is situated in a lovely block on the first floor. The property offers modern and spacious accommodation, oak wood flooring and neutral décor for a warm, modern feel throughout. It boasts South facing floor-to-ceiling windows flooding the space with natural light enhancing the spacious, open-plan layout. The living and kitchen area flows effortlessly, making it perfect for entertaining or relaxing and has large French doors offering access out to the private balcony.

With two large double bedrooms, the principle bedroom features a private modern en-suite. With a second family bathroom that has been recently updated complete with a full size bathtub. The second bedroom is ideal for guests, a nursery, or a home office.

The property also has an allocated parking space in a secure underground car park with lift.

We have been informed by the vendor that the remaining lease on the property is 109 years. With a Ground Rent of approx. £300 per annum and a Service Charge of approx. £983 every 6 months.

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.

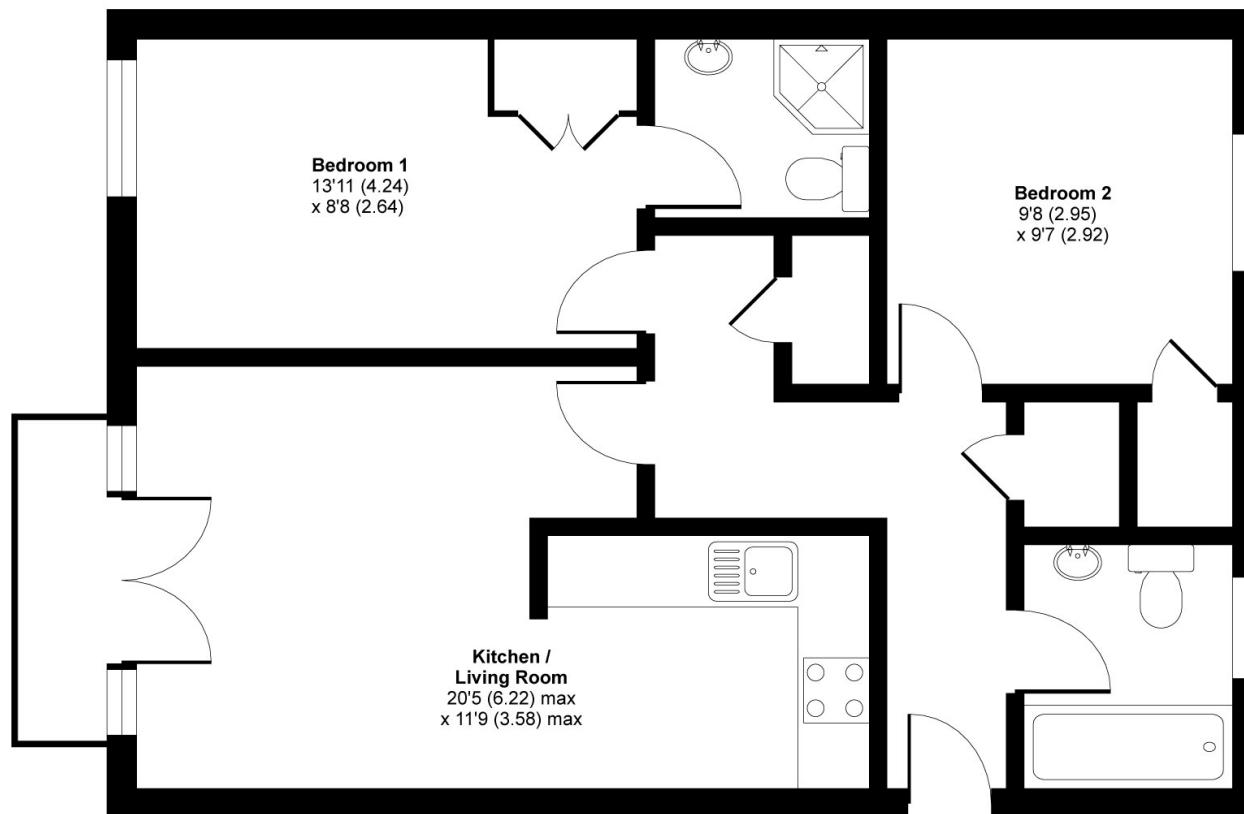
- A beautiful two bedroom first floor apartment
- Open plan living and kitchen with balcony
- Principal bedroom with en-suite shower room
- Underground allocated parking space
- Fast London connections make it an ideal commuter town, without the congestion and stress of city living
- Excellent schools and a strong community feel, making it a fantastic place for families
- The town is surrounded by green spaces, with riverside walks, countryside trails, and outdoor activities within minutes
- The High Street is thriving, offering a mix of independent retailers, renowned restaurants, and boutique cafés
- NO ONWARD CHAIN







APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT 59.8 SQ METRES



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | 72                      | 83        |
|   |   | EU Directive 2002/91/EC |           |

## Viewing by appointment only

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