



Coopers Yard

Paynes Park, HITCHIN,
Hertfordshire, SG5 1AU
Guide Price £450,000

country
properties

Coopers Yard is situated adjacent to the west of the original Market Place. Since 1898 the yard had been home to T Brooker & Sons, a family company supplying building products and services to Hertfordshire from Bucklesbury. The design of the Coopers Yard development harks back to the earlier days with a pedestrian street linking the town centre and the west side of Hitchin with an attractive range of buildings in the heart of the historic town.

The apartment we are advertising is arguably one of the best properties in the development and is in the building that was originally called Park Place. This is located at the west end of Coopers Yard and offers it's own unique panorama and looks over Park Place and the library and gardens. It is superbly appointed featuring contemporary design, high ceilings and quality throughout offering the best in modern and eco friendly living.

On the first floor is a spacious living area featuring a wonderful open plan and well equipped kitchen with integrated appliances, good size bedroom and a family three piece suite bathroom. The second floor is dedicated to the amazing principal bedroom suite. This contains a lovely bedroom open through to the dressing area with large wardrobe and three piece en-suite bathroom.

This particular apartment has the added benefit of two parking spaces in the underground carpark which is accessed by both lifts and stairs.

We have been advised by the vendor that the remaining lease on the property is 110 years, with a Service Charge of £1232 and a Ground Rent of £300 per annum.

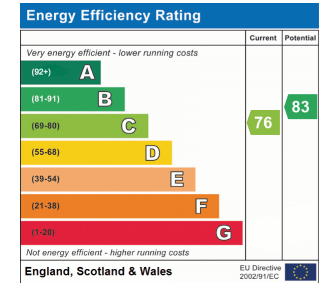
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Split level two bedroom apartment over second and third floors
- Open plan kitchen and living area
- Generous principal bedroom suite with en-suite
- Good size second double bedroom
- Two allocated parking spaces in underground car park
- 1.0 miles, 23 mins walk to Hitchin Mainline Station (as per Google Maps)

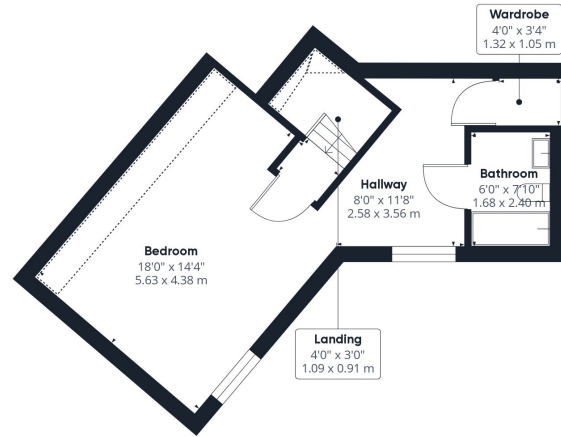








Floor 0



Floor 1

Approximate total area⁽¹⁾

1087.69 ft²
101.05 m²

Reduced headroom

78.04 ft²
7.25 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

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