



# Coopers Yard

HITCHIN,  
Hertfordshire, SG5 1AR  
Guide Price £265,000

country  
properties



Offered to the market with no onward chain, this bright and spacious two bedroom apartment is positioned within a sought after Town Centre development.

The accommodation comprises an entrance hall, living area with Juliet balcony, open plan fitted kitchen, primary bedroom with fitted wardrobes and ensuite shower room, second bedroom and modern fitted bathroom suite.

To the outside is secure allocated underground parking for residents. There is lift access from the apartment floor directly into the car park.

We have been advised by the vendor that the remaining lease on the property is 110 years, with an annual Service Charge of £2,054 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 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.

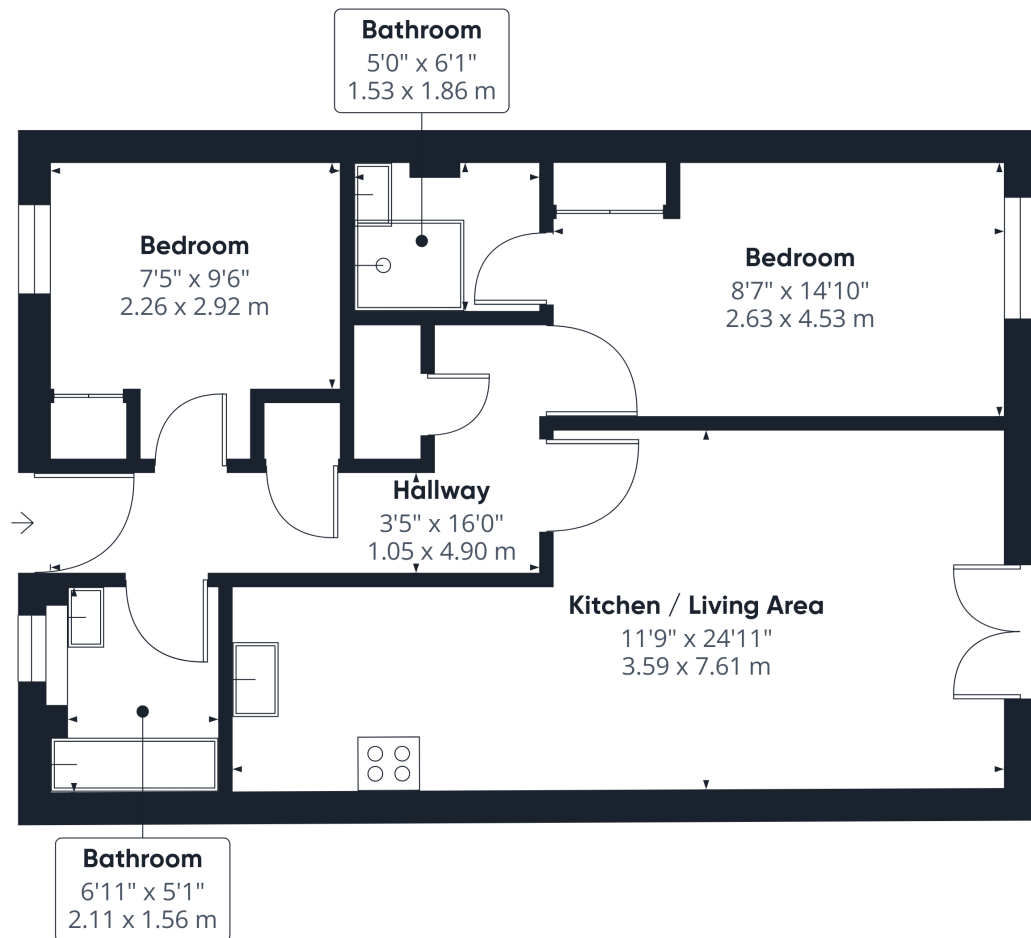
- No onward chain
- Spacious two bedroom apartment
- Living area with juliet balcony
- Lift access to all floors
- Secure underground parking
- Primary bedroom with ensuite shower room
- 1 mile (22 min walk) to Hitchin railway station











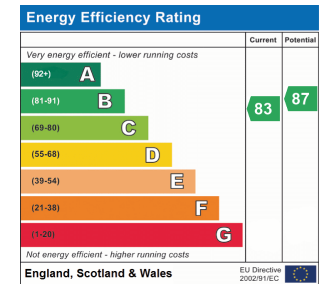
**Approximate total area<sup>(1)</sup>**  
612 ft<sup>2</sup>  
57 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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