



Coopers Yard
HITCHIN,
Hertfordshire, SG5 1AR
Offers in Excess of £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

This fabulous modern two bedroom duplex apartment is ideally located in the highly sought-after development of Coopers Yard. The property offers spacious accommodation with a wonderful open plan kitchen and living space with small balcony, bedroom two and the family bathroom. On the above floor is a wonderful main bedroom suite with built-in wardrobe and ensuite. Viewings are highly recommended. The property is on the third and fourth floors and comes with the benefits of a secure underground parking space.

Coopers Yard is a modern development situated just off the market square and within a two minute walk of Hitchin's town centre with its wide range of boutique shops, bars and coffee shops. The fabulous apartment that we are advertising is in the building that was originally called Paternoster Place and compliments the adjacent Burlingham Place, located on the north side of the development and is Georgian in style presenting an impressive facade to the main thoroughfare.

The apartments and houses are superbly appointed featuring contemporary design and quality throughout offering the best in modern and eco-friendly living with spacious living areas, well equipped kitchens and en-suite shower rooms to master bedrooms.

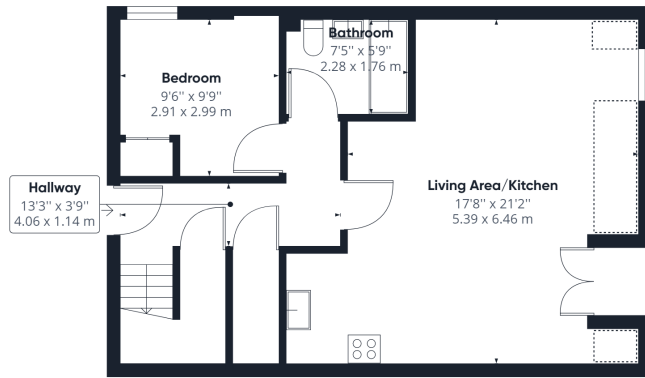
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

We have been informed by the vendor that the remaining lease on the property is 111 years. With a ground rent of £300 per annum and a service charge of £1,572 per annum

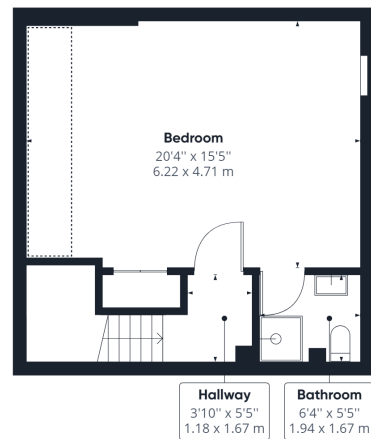
- A two bedroom duplex apartment
- Town Centre Location
- Open plan living/kitchen area
- Master with en suite shower room
- Secure underground parking & entry phone system
- 0.1 mile, 2 min walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)







Floor 0



Floor 1

Approximate total area⁽¹⁾

1012.06 ft²
94.02 m²

Reduced headroom

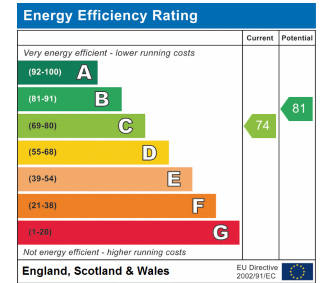
71.84 ft²
6.67 m²

(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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