



Coopers Yard

HITCHIN,
Hertfordshire, SG5 1AU
Guide Price £209,000

COUNTRY PROPERTIES
PART OF HUNTERS

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.

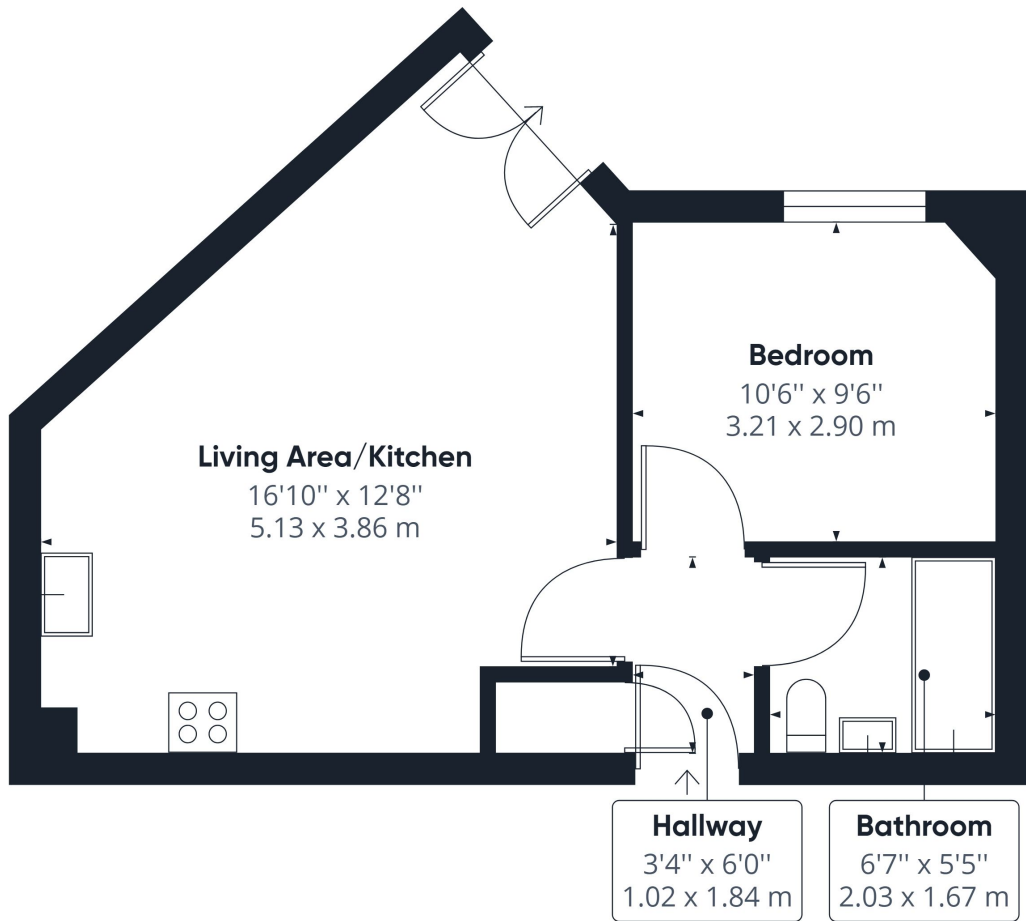
The apartment we are advertising is a wonderful ground floor property and one of only a handful of one bedrooms that are in the development. It is located at the west end of Coopers Yard and offers it's own unique panorama and looks over Park Place and the library and gardens. It is superbly appointed featuring contemporary design and quality throughout offering the best in modern and eco friendly living with a spacious open plan living area, well equipped kitchen with integrated appliances, a generous bedroom and a family bathroom. The apartment has the added benefit of an allocated parking space in the underground carpark which is accessed by both lifts and stairs.

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.

- Superb one bedroom apartment
- Open plan living room
- Kitchen With Fitted Appliances
- Entryphone systems
- Secure underground parking
- Patio area
- We have been advised by our clients that the lease has 110 years remaining
- We have been advised by our clients that the service charge is £1600 per annum
- We have been advised by our clients that the ground rent is £350 per annum





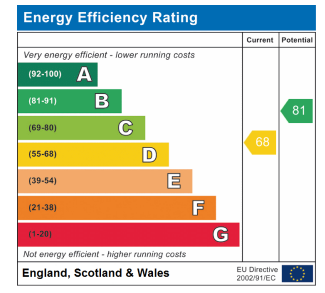


Approximate total area⁽¹⁾
432.93 ft²
40.22 m²

(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.

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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

Country Properties | 6, Brand Street | SG5 1HX
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

