



Paynes Park

Hitchin,
Hertfordshire, SG5 1AR
Guide Price £335,000



A delightful first floor apartment located in the highly convenient and much sought after Coopers Yard development. The development is comprised of both one and two bedroom apartments and town houses. The properties have the benefit from a secure underground carpark and there are either lifts and stairwells servicing all properties.

Ideally located in Hitchin town centre, this particular apartment is situated in a lovely block with windows looking down the development. The property offers modern and spacious accommodation comprising of an entrance hall with under stairs storage and airing cupboard, a generous open living room with dining area and modern fitted kitchen that offers access out to the balcony. The principle bedroom offers fitted wardrobes and an en-suite shower room. The accommodation is finished with a second bedroom and family bathroom suite. The property also has the added benefit of secure underground parking.

We have been informed by the vendor that the remaining lease on the property is 110 years. With a ground rent of £300 per annum and a service charge of £1683 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.

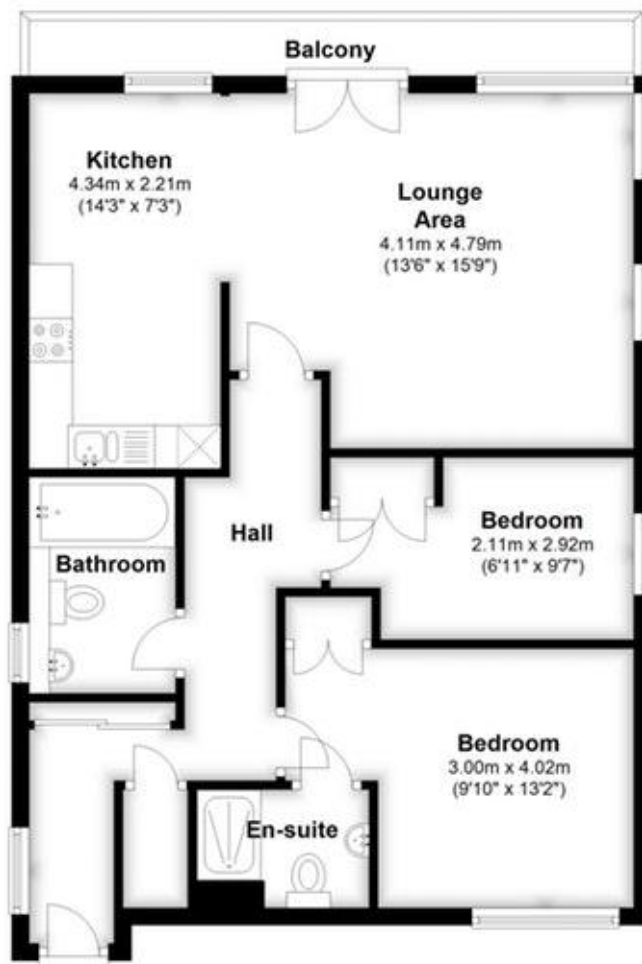
- A beautiful two bedroom first floor apartment
- Open plan living and kitchen with balcony
- Principal bedroom with en-suite shower room
- Underground allocated parking space
- 1 mile, 23 mins walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN





Ground Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



Total area: approx. 65.6 sq. metres (706.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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