



Coopers Yard

Paynes Park, Hitchin,
Hertfordshire, SG5 1AR
Guide Price £315,000

COUNTRY PROPERTIES
PART OF HUNTERS

A delightful duplex second 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 private block of just four properties. The property offers modern and spacious accommodation comprising of an entrance hall with under stairs storage and airing cupboard, a generous living room with dining area, separate modern fitted kitchen, principle bedroom with fitted wardrobes and an en-suite shower room and a family bathroom. On the third floor is the guest bedroom with Velux windows. 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 £1900 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.

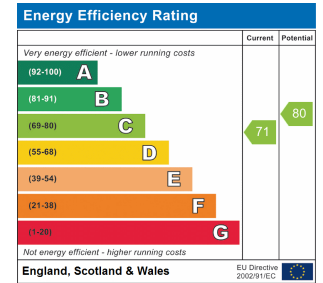
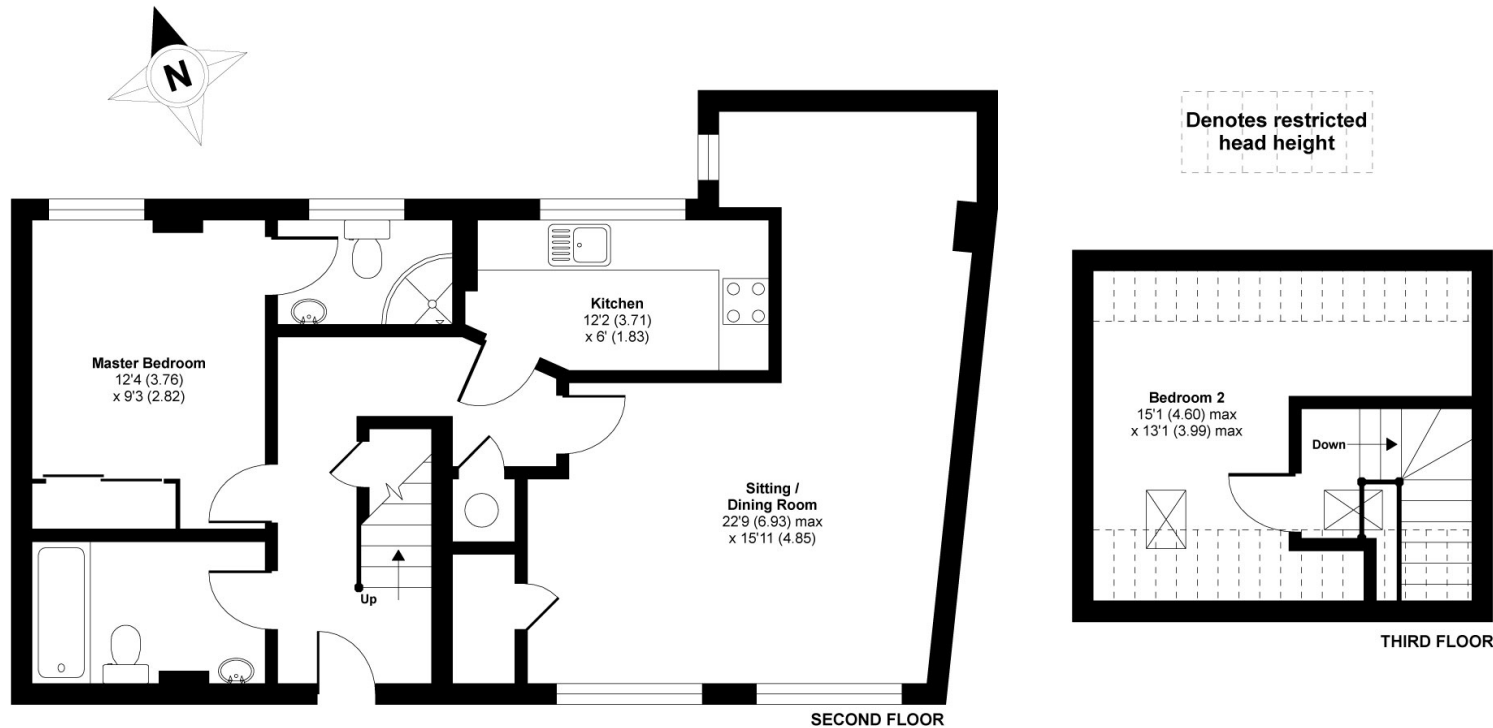
- A wonderful two bedroom duplex apartment
- Second floor
- Generous living and dining area with separate kitchen
- Town centre location
- Secure underground parking
- 1.1 mile, 23 min walk to Hitchin Mainline Train Station (as per Google Maps)





Coopers Yard, Paynes Park, Hitchin, SG5

APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT 79.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

