



Coopers Yard

HITCHIN,
Hertfordshire, SG5 1AU
£285,000

country
properties

A delightful two bedroom two bathroom ground floor apartment located in the sought after Coopers Yard development in Hitchin town centre.

Presented in stunning order throughout, the property has been lovingly enhanced by the current owners and benefits from a refitted kitchen with quartz work surface and Neff appliances and replacement heating system.

Accommodation comprises modern open plan kitchen/living room, two bedrooms with the principle enjoying its own en-suite and a family bathroom. Further benefits include a utility cupboard with plumbing for washing machine and a secure underground parking space.

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 Bucklersbury. 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.

We have been advised by the vendor that the remaining lease on the property is 111 years, with a Service charge of £1662 per annum and a Ground rent of £300 per annum.

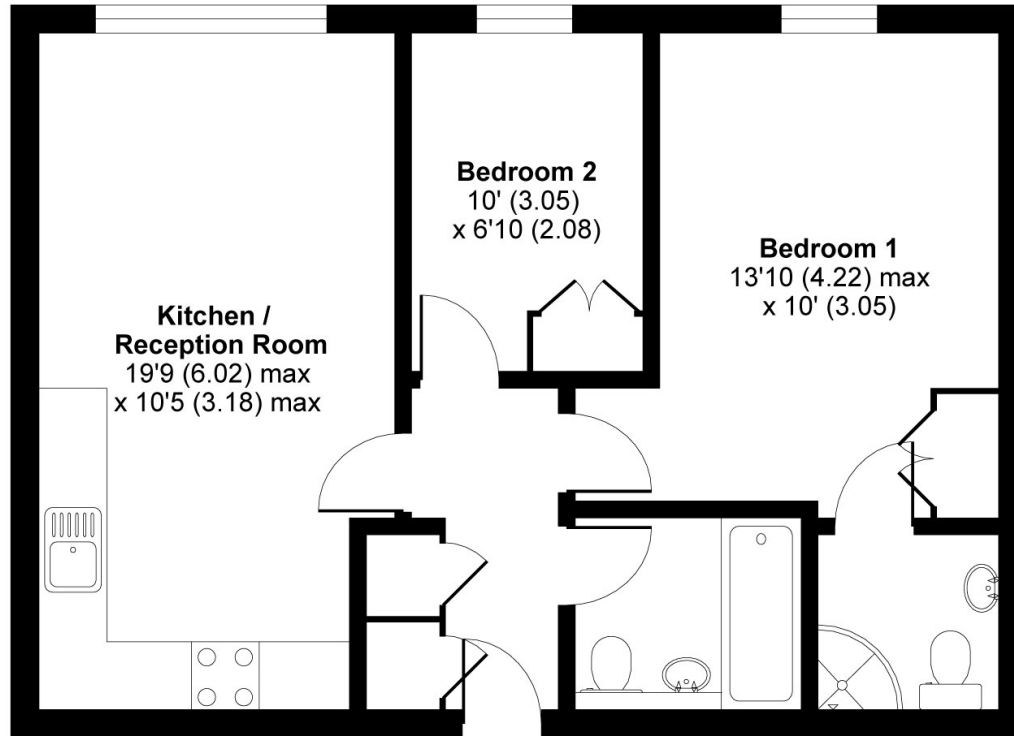
- Located in the town centre off the market square
- Modern ground floor apartment
- Two bedrooms
- Two bathrooms
- Open plan living
- Refitted kitchen
- Underground parking
- 20 mins walk, 1 mile to Hitchin train station (as per Google maps)





Coopers Yard, Paynes Park, Hitchin, SG5

APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT 52.6 SQ METRES



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (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 | | | |



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. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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Viewing by appointment only

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