



# Coopers Yard

Hitchin,  
Hertfordshire, SG5 1AR  
Guide Price £280,000

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A delightful two bedroom, two bathroom first floor apartment located in the popular Coopers Yard development in the heart of the town centre.

Offered for sale chain free, the property offers contemporary living with modern open plan kitchen/living room which opens onto a balcony, two bedrooms, one with en-suite and built in wardrobes and a separate bathroom. The property also benefits from secure underground parking.

We have been informed by the vendor that the remaining lease on the property is 109 years. With a Ground Rent of approx. £300 per annum and a Service Charge of approx. £2054 per annum.

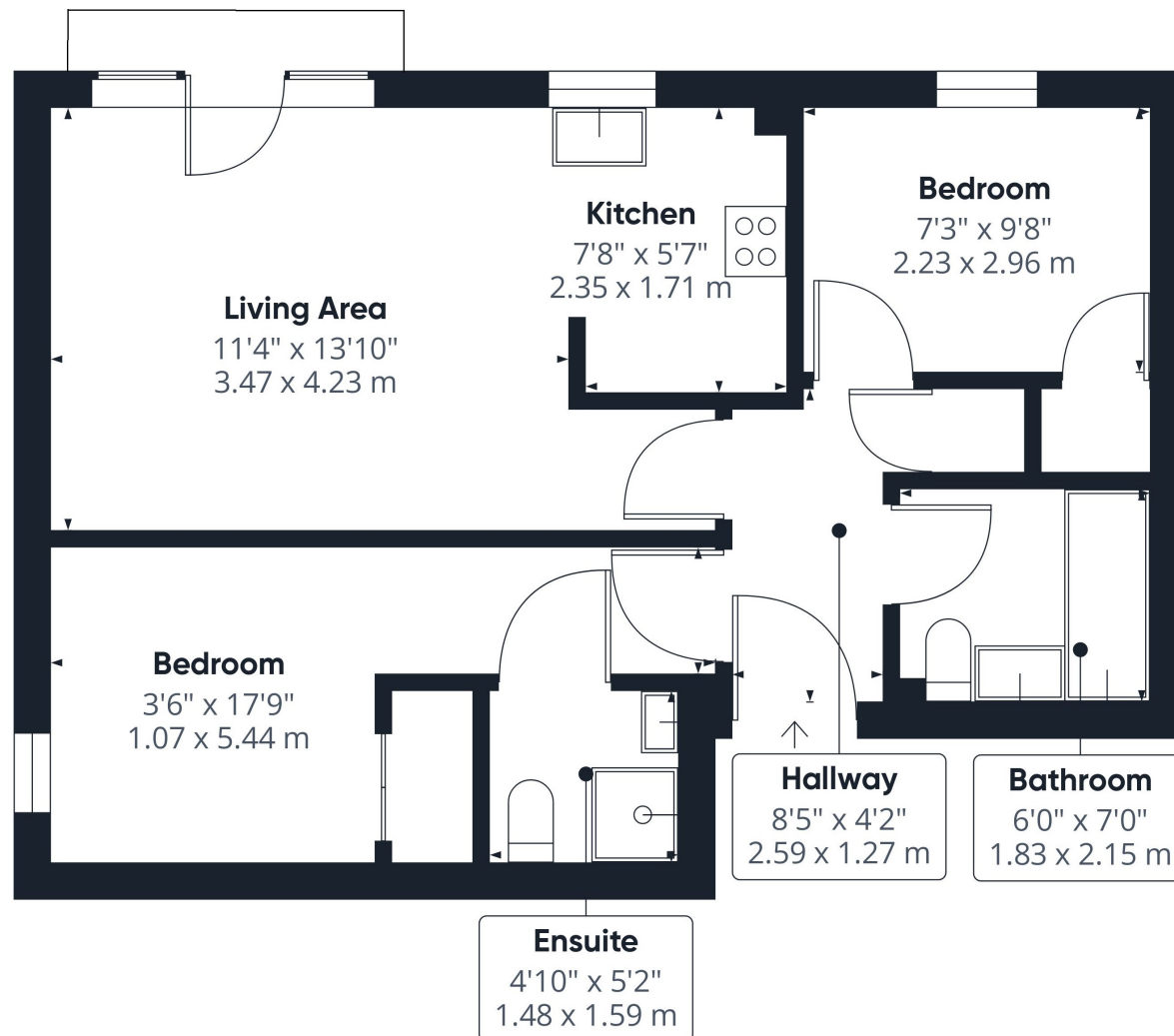
Coopers Yard is situated adjacent to the west of the original Market Place. Since 1898 the yard had been home to T Brooker & Sons, a family company supplying building products and services to Hertfordshire from Bucklersbury. The design of the Coopers Yard development harks back to the earlier days with 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.

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.

- Two bedroom town centre apartment
- Open plan living/kitchen area
- Ensuite and family bathroom
- Chain free
- 1.0 mile, 20 min walk to Hitchin train station (as per Google maps)







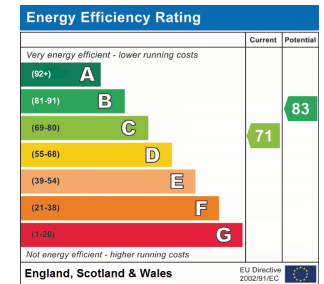
**Approximate total area<sup>(1)</sup>**  
530 ft<sup>2</sup>  
49.1 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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