



Coopers Yard, Paynes Park, Hitchin, Hertfordshire. SG5 1AU





2 Bedroom Apartment

Guide Price £290,000 Leasehold

A spacious (64m²/ 688 sqft) two double bedroom, two bathroom ground floor apartment in the ever popular Coopers Yard development here in the centre of Hitchin. Flooded with natural light, the open plan lounge is well proportioned which also features a kitchen with integrated appliances. The principal bedroom has an en-suite shower room and there is also a bathroom off the hallway. The property further benefits from an allocated underground parking space which is accessed by secure entry gates.

- Two double bedrooms with built in wardrobes
- Principle bedroom with En Suite
- Spacious open plan living space with quality fitted kitchen
- Secure underground parking
- Fantastic Town centre location
- Infrared Panel Heaters
- High specification
- Ready to move into
- No onward chain
- EPC rating D. Council tax band C

Ground Floor

Communal Entrance:

Entry is via a security door. The apartment is located on the ground floor.

Front Door:

Timber front door.

Hallway:

An 'L' shaped hallway with doors leading to all rooms. Utility cupboard with plumbing for automatic washing machine.

Airing cupboard. Security entry point. Telephone point.

Laminate flooring.

Open Plan Kitchen/Living Room:

Abt. 28' 6" x 20' 04" at widest points (8.69m x 6.20m) A large open plan living space with twin aspect double glazed windows to front. Two electric radiators. Television point. Telephone point. The kitchen area is well appointed and comprises a good range of eye and base level units with roll edge worksurfaces and under cupboard lighting. Single drainer stainless steel one and a half bowl sink unit. Built in electric oven, hob and extractor hood. Integrated fridge/freezer and dishwasher. Inset ceiling lights. Laminate flooring.

Bedroom One:

Abt. 15' 0" x 9' 0" (4.57m x 2.74m) Double glazed window to side. Built in double wardrobe. Electric radiator. Television point. Telephone point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Shaver point. Part tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 10' 6" x 6' 0" (3.20m x 1.83m) Double glazed window to side. Built in double wardrobe. Electric radiator. Television point. Telephone point. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Half tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside Parking:

There is an allocated parking space located in the secure underground car park.

Additional Information:

Lease Details:

Lease aprox 111 years

Service charge £983 every 6 months

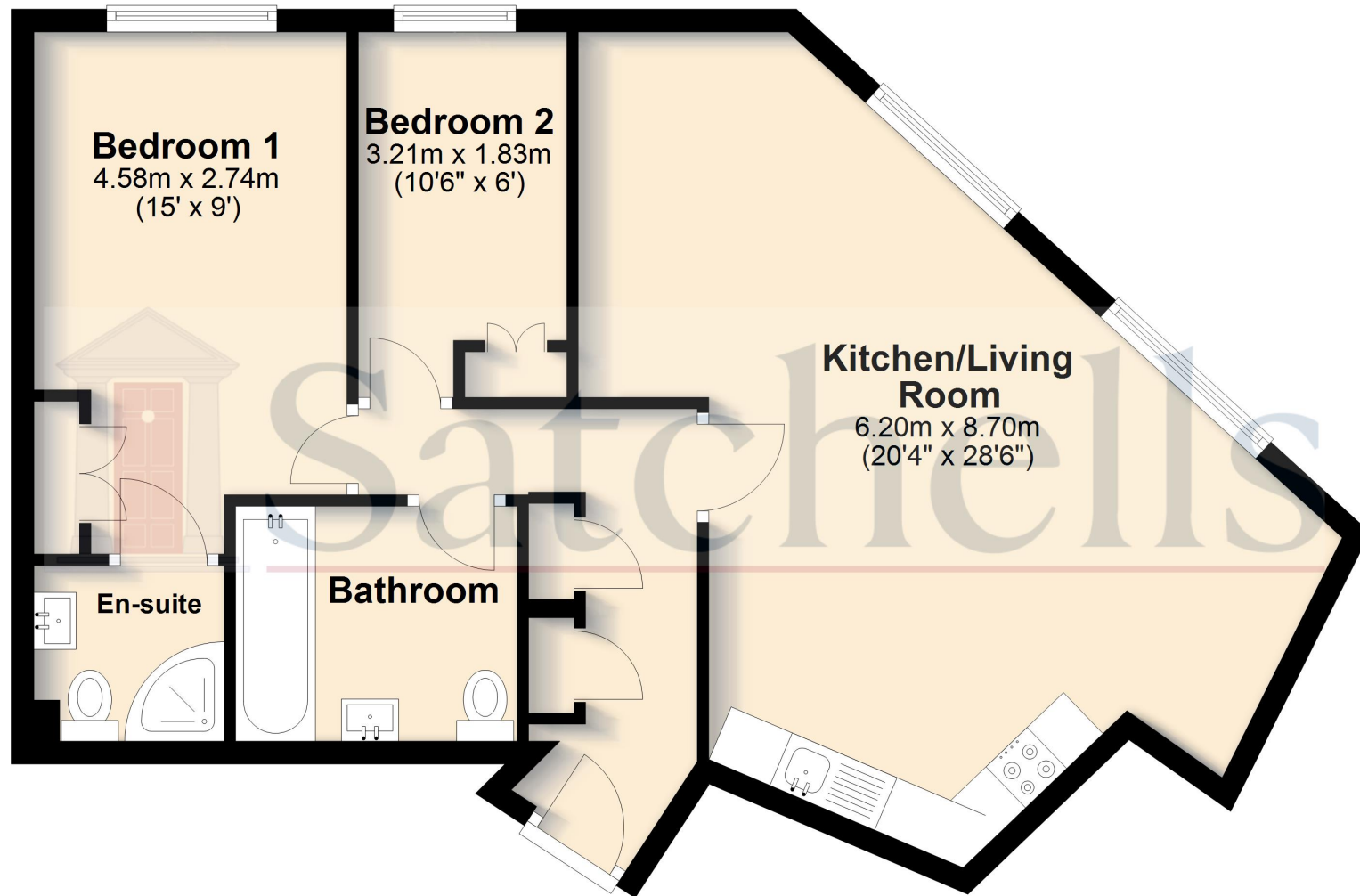
Ground rent £150 every 6 months





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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.