



Coopers Yard

Hitchin,
Hertfordshire, SG5 1AR
Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

Coopers Yard is a modern development situated adjacent and to the west of the original Market Place and is centred around a pedestrian street that runs between Paynes Park and Bucklersbury. The fabulous apartment that we are advertising is in the building that was originally called Perkins Place and is designed to compliment the historic Edwardian Carling Building and features split level living with views across the historic Hitchin roofscape.

The apartments and houses are superbly appointed featuring contemporary design and quality throughout offering the best in modern and eco-friendly living with spacious living areas, well equipped kitchens and en-suite shower rooms to master bedrooms.

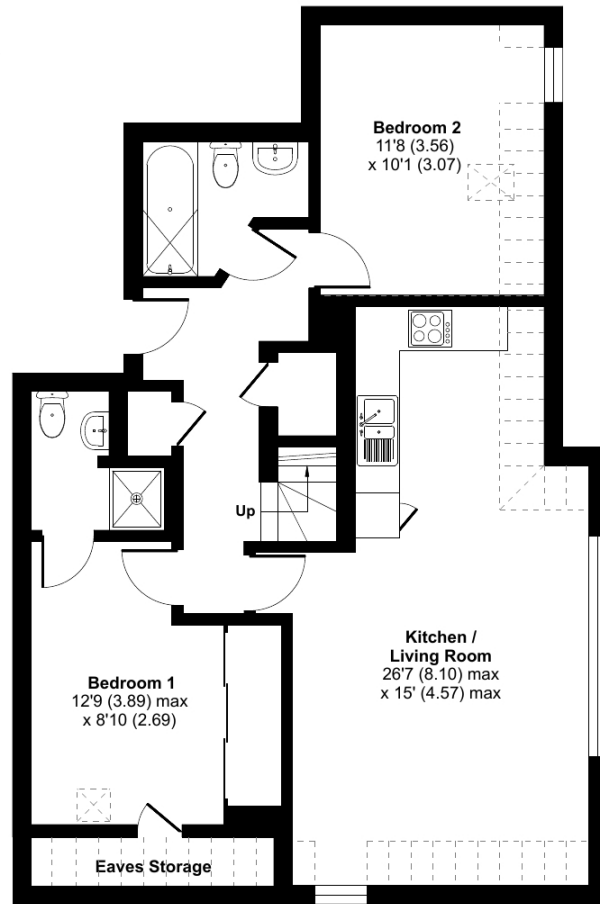
This modern two bedroom duplex apartment offers spacious accommodation with a wonderful open plan kitchen and living space, two/three bedrooms with en-suite to the main bedroom and family bathroom. On the above floor is a wonderful additional reception room/bedroom three with far reaching panoramic views and a balcony. Viewings are highly recommended. The property is on the third and fourth floors and comes with the benefits of two secure underground parking spaces, stairs and lifts to all floors from the car park.

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.

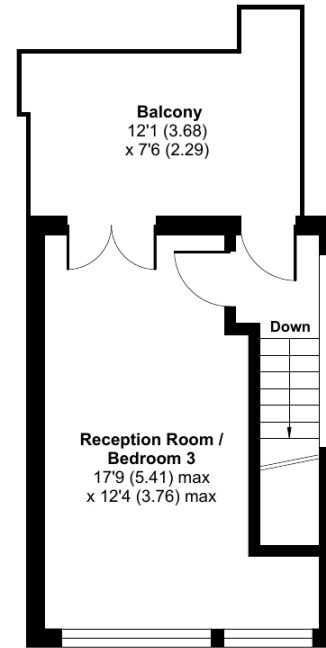
- A two/three bedroom duplex apartment
- Modern and well presented throughout
- Open plan kitchen and living area
- Master bedroom with en-suite
- Reception room or bedroom three with panoramic views
- Underground secure parking for two cars & lift
- 0.1 mile, 2 min walk to Hitchin town centre (as per Google maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)







FIRST FLOOR

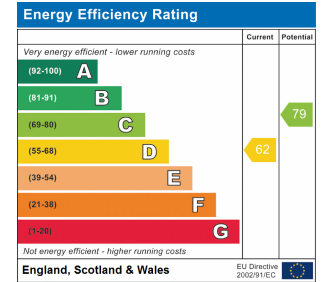


SECOND FLOOR

Approximate Area = 930 sq ft / 86 sq m
 Limited Use Area(s) = 97 sq ft / 9 sq m
 Total = 1027 sq ft / 95 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 899988



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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