



Coopers Yard

Paynes Park, Hitchin,
Hertfordshire, SG5 1AR
Guide Price £275,000

COUNTRY PROPERTIES
PART OF HUNTERS

This fabulous modern two bedroom top floor apartment is ideally located in the highly sought-after development of Coopers Yard. The property offers spacious accommodation with a lovely open plan kitchen and living space, principal bedroom with built-in wardrobe and an en-suite shower room, bedroom two with a built-in wardrobe and the family bathroom. There is also a hallway with both a storage cupboard and a cupboard housing the water tank. Viewings are highly recommended. The property is on the third floor and comes with the benefits of both a lift and stairway leading down to a secure underground carpark with an allocated parking space.

Coopers Yard is a modern development situated just off the market square and within a two minute walk of Hitchin's town centre with its wide range of boutique shops, bars and coffee shops. The fabulous apartment that we are advertising is in the building that was originally called Paternoster Place and compliments the adjacent Burlingham Place, located on the north side of the development and is Georgian in style presenting an impressive facade to the main thoroughfare.

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.

We have been informed by the vendor that the remaining lease on the property is 111 years, with a ground rent of £300 per annum and a service charge of £1,662 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.

- Two bedroom third floor apartment
- Open plan living space and modern integrated kitchen
- Lift and stairs to all floors including the carpark
- 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)
- NO ONWARD CHAIN







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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