



**Because property is personal with...**

**Coopers Yard, Hitchin**

**BELVOIR!**

Guide price £290,000



## Key Features

- Chain Free
- Town centre apartment
- Two double bedrooms
- Juliet balcony
- En-suite & bathroom
- Allocated parking
- Well fitted kitchen
- EPC rating B
- Leasehold





## Town Centre Location!

As you step into this contemporary apartment, you are greeted by a spacious living area perfect for entertaining guests or simply relaxing after a long day, and the Juliet balcony allows natural light to flood the space, creating a warm and inviting atmosphere. The separate kitchen is well equipped, so a delight when cooking for friends or family.

With two bedrooms and two bathrooms, mornings will be a breeze, and the air conditioning ensures comfort all year round. The ample storage space means you can keep your belongings neatly tucked away, maintaining the sleek and modern feel of the apartment.

One of the standout features of this property is the allocated parking space - a rare find in town centre living! No more circling the streets looking for a spot, you can park with ease.

Investors will be pleased to know that this property offers a great investment opportunity, with an expected rental income of £1,125 per calendar month. Additionally, being chain-free, this 'lock up and go' property is perfect for those seeking the convenience of a town centre location without any hassle.

## Ground Floor

Stairs and lifts to all floors.

## Second Floor

### Entrance

Solid front door. Oak wood flooring. Two storage cupboards. Airing cupboard housing hot water cylinder.

### Living Room/Dining Room 5.60m x 3.70m (18'5" x 12'1")

Oak wood flooring. Door to the Juliet balcony. Air conditioning unit.

### Kitchen 3.60m x 2.05m (11'10" x 6'8")

Window to the rear aspect. Oak wood flooring. Matching range of base and wall units with granite work surfaces. Stainless steel one and half bowl sink with drainer and mixer tap. Stainless steel built in single oven and four ring

ceramic hob with extractor over. Integrated appliances including fridge/freezer, washing machine and slimline dishwasher.

### Main Bedroom 4.70m x 2.55m (15'5" x 8'5")

Window to the side. Built in wardrobe. Air conditioning unit

**En-suite** Suite comprising enclosed shower cubicle with power shower. Wash hand basin, low level WC. Chrome heated towel radiator. Tiled floor, extractor.

### Bedroom Two 3.50m x 2.40m (11'6" x 7'11")

Window to the side. Built in wardrobe.

## Bathroom

Suite comprising bath with chrome mixer tap. Enclosed shower cubicle. Wash hand basin, low level WC. Chrome heated towel radiator. Tiled floor, extractor.

## Exterior

### Gardens

Neatly maintained development

### Parking

Secure underground allocated parking space.

## Lease details

We are informed:

Lease Term: 125 years from 1 January 2009

Ground Rent: £300 per annum

Service Charge: £1,966 per annum

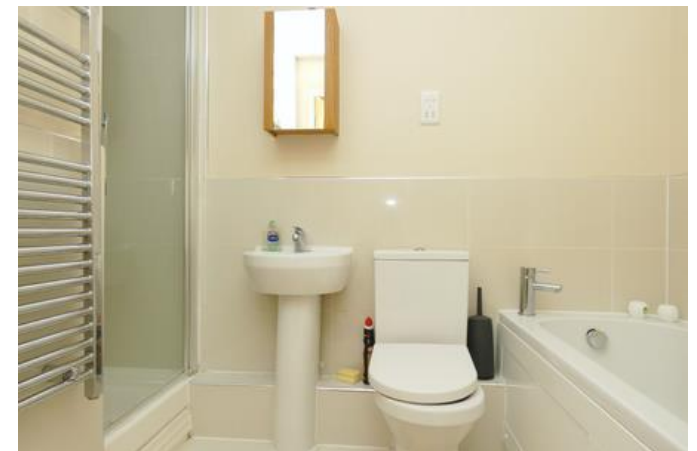
Council Tax Band: C North Hertfordshire District Council

EPC Rating: B

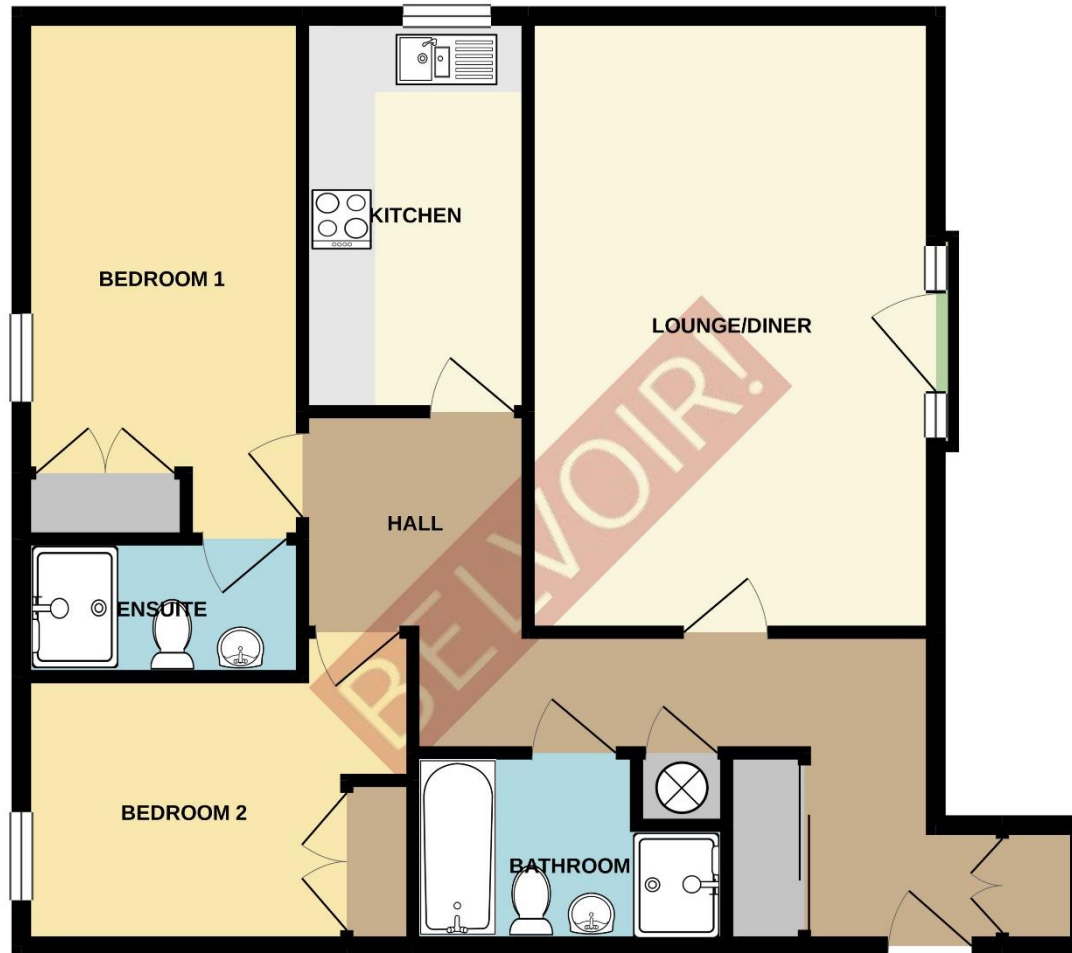
## Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.





SECOND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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