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Coopers Yard, Hitchin

BELVOIR!

Guide price £290,000



Key Features

- Chain free
- Top floor apartment
- Two double bedrooms with wardrobes
- Bathroom and ensuite
- Modern kitchen with integrated appliances
- Light & airy open plan living space
- EPC rating D
- Leasehold





Nestled in the heart of Hitchin, Coopers Yard presents a modern loft apartment that perfectly blends contemporary living with the charm of a historic market town. This delightful flat, originally the 'Show Home' about 16 years ago, features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for professionals, couples, or small families seeking comfort and convenience.

As you enter, you are greeted by a bright and spacious open-plan living area that invites natural light to fill the space. The well-appointed kitchen boasts integrated appliances, ensuring that cooking and entertaining are both enjoyable and effortless. The layout is designed for modern living, providing a seamless flow between the kitchen and living area, perfect for social gatherings or quiet evenings at home.

Situated in a popular and sought-after development, this apartment offers an attractive setting with easy access to Hitchin's vibrant town centre. Just a short stroll away, you will find a variety of shops, cafes, and restaurants, as well as the historic market square, which adds to the character of the area.

This top-floor apartment is served by a lift, providing added convenience, and includes a secure underground allocated parking space, a rare find in town centre living. For those commuting, the property is conveniently located approximately one mile from the train station, making it an excellent choice for those who travel regularly.

In summary, this modern flat in Coopers Yard is a fantastic opportunity to enjoy stylish living in a

prime location, combining the best of both town and country life.

GROUND FLOOR

Communal Entrance

Access via security intercom system. Stairs and lifts to all floors.

TOP FLOOR

(Second floor)

Entrance

Solid front door. Oak effect wood flooring. Airing cupboard housing hot water cylinder.

Living Room 5.25m x 5.20m (17'2" x 17'1")

(Measurements to include kitchen area) Two double glazed windows. Oak effect wood flooring. Wall mounted electric radiator. Open plan to:

Kitchen

Fitted with a stylish range of base and wall mounted cabinets with contrasting work surfaces. Stainless steel one and half bowl sink and drainer with chrome mixer tap. Stainless steel built in single oven and four ring ceramic hob inset to work surface with stainless steel splash-back and chimney hood extractor over. Integrated appliances including fridge/freezer, washing machine and slimline dishwasher. Oak effect wood flooring.

Bedroom One 5.40m x 3.10m (17'8" x 10'2")

Double glazed window. Built in wardrobe. Wall mounted electric radiator.

Ensuite

Suite comprising enclosed shower cubicle, hand wash basin mounted in vanity cabinet and low level push-button flush WC with concealed cistern. Chrome towel radiator. Ceramic tile flooring. Extractor.



Bedroom Two 3.60m x 3.10m (11'10" x 10'2")

(Maximum measurements) Double glazed window. Built in wardrobe. Wall mounted electric radiator.

Bathroom

Suite comprising double width walk in shower with glass screen, hand wash basin mounted in vanity cabinet and low level push-button flush WC with concealed cistern. Chrome towel radiator. Ceramic tile flooring. Extractor.

EXTERIOR

Communal Grounds

Immaculately maintained grounds across the whole development.

Parking

Secure underground allocated parking space.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease Term: 125 years from 1 January 2009
(approximately 108 years remaining)

Ground Rent: £300 per annum

Service Charge: £2,131 per annum

Council Tax Band: C (North Hertfordshire District Council)

EPC Rating: D



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.





706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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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