



Connells

Coopers Yard
Hitchin



Property Description

Offered to the market on a chain-free basis is this stunning first floor two-bedroom two-bathroom apartment situated in the desirable Coopers Yard development, right in the heart of Hitchin town centre. This property is beautifully presented throughout with modern interiors. Its open plan layout comprises entrance hall, open plan kitchen/living area with a private south-facing balcony, a large principal bedroom with en suite, a good size second double bedroom and a family bathroom. Furthermore, this home has plenty of built-in storage cupboards and benefits from secure underground allocated parking.

This lovely, contemporary apartment would perfectly suit a first-time buyer, commuter, downsizer or investor. Situated centrally in Hitchin just a minute's walk from the High Street and just a 15-minute walk to the train station (London Kings Cross is under 40 minutes away), it is ideally located close to local amenities and excellent schools. Coopers Yard has nearby parks, riverside walks and nature reserves with plenty of leisure facilities just a few minutes away.

Viewing is highly recommended!

Entrance Hall

Door to front, two storage cupboards (housing washing machine), wood effect flooring and storage heater.

Open Plan Living Space

Lounge

11' 9" x 11' 7" plus recess (3.58m x 3.53m plus recess)

Open to Kitchen. Double glazed French doors leading to private balcony which overlooks a quiet, well-maintained courtyard, TV and telephone points, oak wood flooring and storage heater.

Kitchen

9' 3" x 7' 2" (2.82m x 2.18m)

Fully fitted kitchen with a range of wall and base units, under-cabinet lighting, work surfaces with splashback, stainless steel sink and drainer with feature tile surround, integrated appliances including electric oven, hob with cooker hood over, fridge/freezer and dishwasher. Spotlights and oak wood flooring.

Bedroom One

13' 10" max x 8' 8" max (4.22m max x 2.64m max)

A generous sized principal bedroom with double glazed window to side aspect, double fitted wardrobes and storage heater. Leads to private en suite.

En Suite

Wash hand basin, glass-enclosed walk-in shower, WC, extractor fan, partly tiled, spotlights, tiled flooring and heated towel rail.

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)

Double glazed window to side aspect overlooking green spaces, storage cupboard and storage heater.

Bathroom

Double glazed window to side aspect, wash hand basin with mixer tap, panelled bath with shower over, WC, extractor fan, spotlights, partly tiled and tiled flooring.

Outside

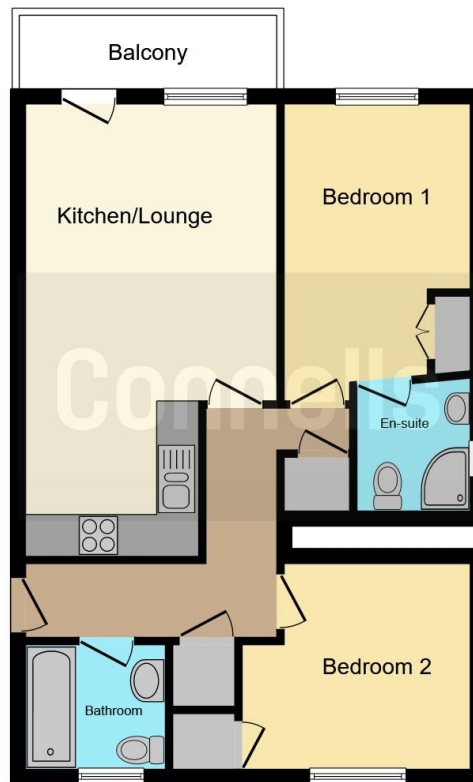
Parking

Secure underground allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1800.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HIT308128

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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