



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Allocated parking



EPC Band D

Leasehold (108 years remaining)

Service Charge:

£2,200.00 per annum

Ground Rent:

£300.00 per annum

Council Tax Band:

C £2,145.77 (2026/2027)

Local Authority:

North Hertfordshire District Council



Beautiful 2-bed apartment with private balcony, en-suite, separate bath, and secure parking in the heart of Hitchin.

Description

Situated within the sought-after Coopers Yard development, this beautifully presented two-bedroom apartment offers stylish and contemporary accommodation, ideally positioned in the heart of Hitchin and being sold CHAIN FREE. The property features a welcoming entrance hall with a storage cupboard. To the right, the impressive open-plan kitchen, living and dining room provides a bright, versatile space for everyday living and entertaining. The modern kitchen includes integrated appliances and ample storage. Large windows create a bright, inviting atmosphere. The principal bedroom is generously proportioned, with a built-in wardrobe, modern en-suite shower room, and access to a private covered balcony. The second bedroom is also a well-proportioned double, suitable as a guest bedroom, nursery, or home office. Completing the accommodation is a contemporary family bathroom with a modern three-piece suite. Further benefits include an allocated undercroft parking space and a superb central location, a short walk from Hitchin's vibrant town centre and railway station.

Location

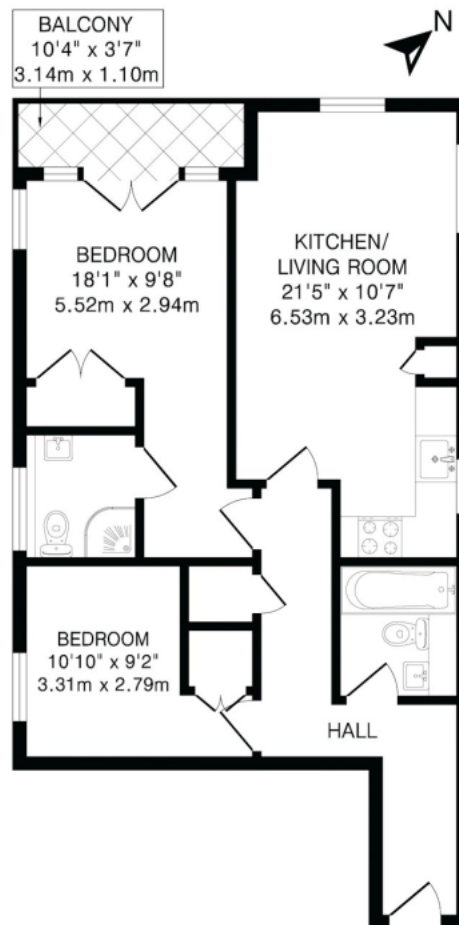
Coopers Yard occupies a superb central Hitchin location, just a short stroll from the historic town centre with its excellent selection of independent shops, cafés, restaurants and everyday amenities.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA: 631 sq.ft.(58.6 sq.m)approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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