



Coopers Yard

Paynes Park, HITCHIN,
Hertfordshire, SG5 1AU
Guide Price £415,000

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Ideally positioned in the heart of Hitchin town centre, this impressive top floor duplex apartment offers stylish and generous living space, perfect for modern lifestyles.

The property is accessed via a welcoming entrance hall leading through to a stunning open plan living area, featuring a vaulted ceiling that creates a wonderful sense of space and light. The living room flows seamlessly into a contemporary fitted kitchen. Also on this level is a well proportioned double bedroom, a modern family bathroom, and useful storage space. Stairs rise to the upper floor where you'll find a superb primary suite, offering a spacious double bedroom with fitted storage and a sleek ensuite shower room, providing a private and peaceful retreat.

Further benefits include lift access to all floors and secure allocated parking, an invaluable feature in such a central location.

We have been informed by the vendor that the remaining lease on the property is 125 years from 2009. With a Ground Rent of £300 per annum and a Service Charge of £2,296.90 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.

- Duplex top floor apartment
- Living room with vaulted ceiling
- Primary suite with ensuite
- Allocated parking
- Town centre location
- 1 miles, 22 mins walk to Hitchin train station (as per Google maps)





Approximate Gross Internal Area
Ground Floor = 67.8 sq m / 730 sq ft
First Floor = 39.5 sq m / 425 sq ft
Total = 107.3 sq m / 1,155 sq ft

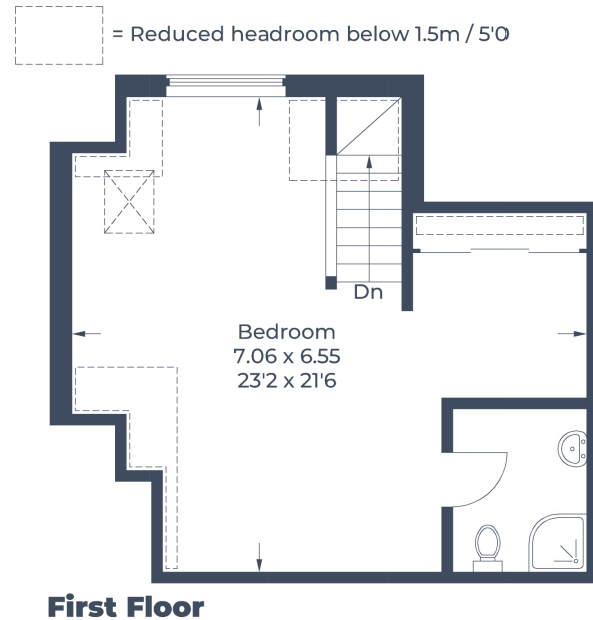
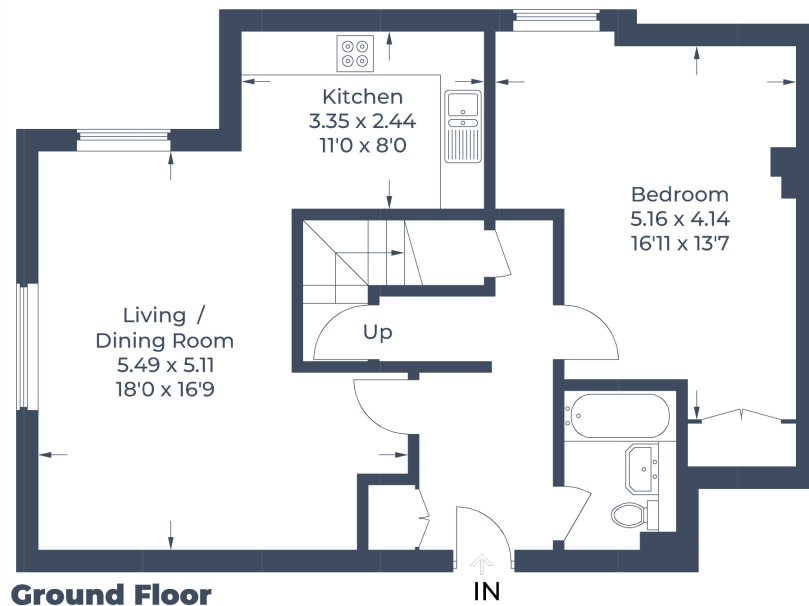


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Viewing by appointment only

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