



1 The Cooperage, High Street, Yates Yard

£250,000 Leasehold



A charming duplex apartment in the heart of Eccleshall ready to welcome its next proud owner. • With two bedrooms and two bathrooms on the first floor there's plenty of room to relax and unwind. • On the lower floor of the duplex find a living/dining room, kitchen, W.C and storage cupboard. • Located within the gated Yates Yard, enjoy your own garage and access to the pool, sauna and gym facilities on site. • Being within the centre of Eccleshall, find excellent local amenities, shops and restaurants on your doorstep.



Welcome to 1 The Cooperage at Yates Yard, where life moves at your pace and “me-time” isn’t just for weekends. From morning swims to sunset balcony hangs, this gated community blends modern design, luxury comforts and a touch of resort-style living.

This beautifully styled two-bedroom, two-bathroom duplex is designed for easy living and serious downtime. The light-filled living/dining room is perfect for Netflix marathons or friends over for wine, with French doors onto a Juliet balcony, a cosy fireplace and built-in shelving to keep things looking sharp. The kitchen is fully kitted out with integrated appliances, generous counter space and wooden cabinetry that brings warmth to the sleek layout. Upstairs, both bedrooms are spacious sanctuaries with their own luxe en-suites, one with a walk-in shower, the other with a deep bathtub for end-of-day soaks. Each space is finished to a high spec, with heated towel rails, smart storage and thoughtful details like sloped ceilings for character.

Outside, you've got your own garage, private parking and a shared courtyard that's perfect for summer socials. The on-site swimming pool, steam room and gym are just steps from your front door, all tucked safely behind private gates. And with Eccleshall's independent shops, coffee spots and restaurants a short stroll away, you're plugged into a vibrant community while still having your own private oasis.

Work hard. Relax harder. The Cooperage makes it easy. Give us a call today to book your viewing today.



Luxury 2-bed duplex at The Cooperage, Yates Yard. Serene living with pool, gym, and modern comforts. Private garage, stylish interior, spa-like bathrooms. Ideal Eccleshall location. Your forever spa day awaits!

Council Tax band: TBD

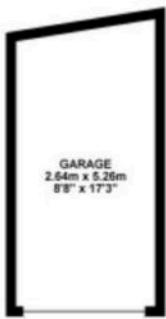
Tenure: Leasehold

EPC Energy Efficiency Rating: B

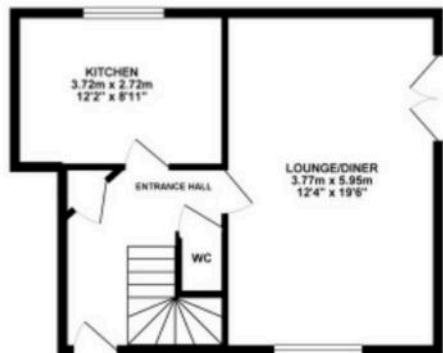
EPC Environmental Impact Rating:



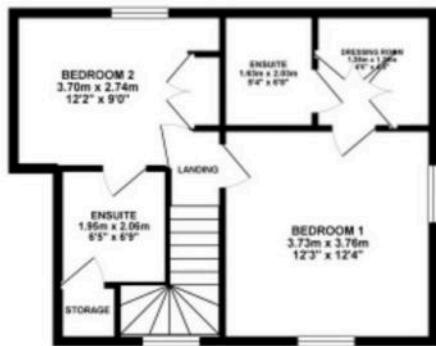
GARAGE 13.31 sq. m.
(143.31 sq. ft.)



GROUND FLOOR 41.82 sq. m.
(450.12 sq. ft.)



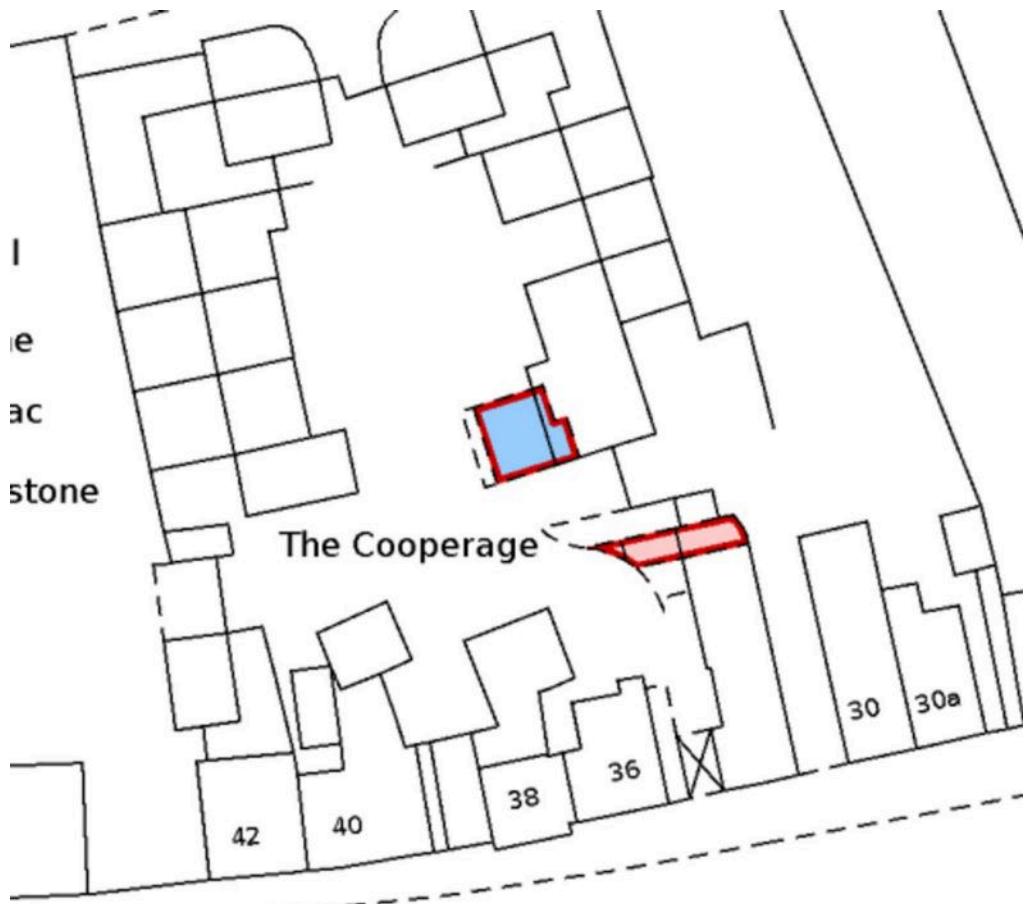
1ST FLOOR 40.63 sq. m.
(437.31 sq. ft.)



TOTAL FLOOR AREA : 95.76 sq. m. (1030.74 sq. ft.) 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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