



Bedford Wing, Fairfield Hall, Fairfield Hitchin, SG5 4FX

| Satchells





## 2 Bedroom Apartment

### Guide Price £284,000 Leasehold

A stunning and unique two bedroom ground floor duplex apartment with views over an attractive green area and the recently renovated St Luke's Church.

The spacious ground floor accommodation comprises a welcoming entrance hall, cloakroom, a spacious open plan living room with a twin set of French doors leading out to Juliet balconies and a fully fitted kitchen area with integrated appliances. To the first floor is a good size main bedroom that overlooks the French doors below, a generous second bedroom and a bathroom. Beautifully presented through an internal inspection is highly recommended. Externally are well tended communal grounds, an allocated parking space and ample visitors parking.

- Unique ground floor duplex apartment
- Spacious living room with part vaulted ceiling
- Two Juliet balconies off the living room
- Fitted kitchen with integrated appliances
- Ground floor cloakroom
- Two double bedrooms
- First floor bathroom
- Landscaped communal grounds
- Allocated parking and ample visitors parking
- EPC rating D. Council tax band D

**Ground Floor:****Communal Entrance:**

Entry is via Door 7.

**Front Door:**

Timber front door.

**Entrance Hall:**

A welcoming entrance hall with stairs to the first floor. Security entry phone. Radiator. Storage cupboard. Coving to ceiling. Laminate flooring.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Laminate flooring.

**Living Room:**

Abt. 25' 9" x 14' 4" (7.85m x 4.37m) A large open plan living room with part vaulted ceiling and two sets of French doors, with windows over, opening onto Juliet balconies. Television point. Two radiators. Coving to ceiling. Laminate flooring. Open plan to kitchen.

**Kitchen:**

A well-appointed kitchen comprising a good range of eye and base level units with ample marble overlay work surfaces and under cupboard lighting. Inset stainless steel sink unit. Built-in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, washer/dryer and dishwasher. Tiled splash back area. Laminate flooring.

**First Floor:****Landing:**

Cupboard housing gas boiler. Radiator. Carpet as fitted.

**Bedroom One:**

Abt. 14' 4" x 9' 8" (4.37m x 2.95m) A good sized mezzanine bedroom. Radiator. Carpet as fitted.

**Bedroom Two:**

Abt. 10' 5" x 9' 1" (3.17m x 2.77m) Double glazed Velux window. Eaves storage space. Radiator. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

**Outside:****Parking:**

An allocated parking space plus ample additional visitors spaces.

**Communal Gardens:**

Fairfield Hall is set within beautifully landscaped grounds with gravelled walkways, trees and parkland.

**Additional Information:****Lease Details:**

Lease term - 999 years from 2007.

Ground rent - £150 per annum.

Service charge - To be confirmed.

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





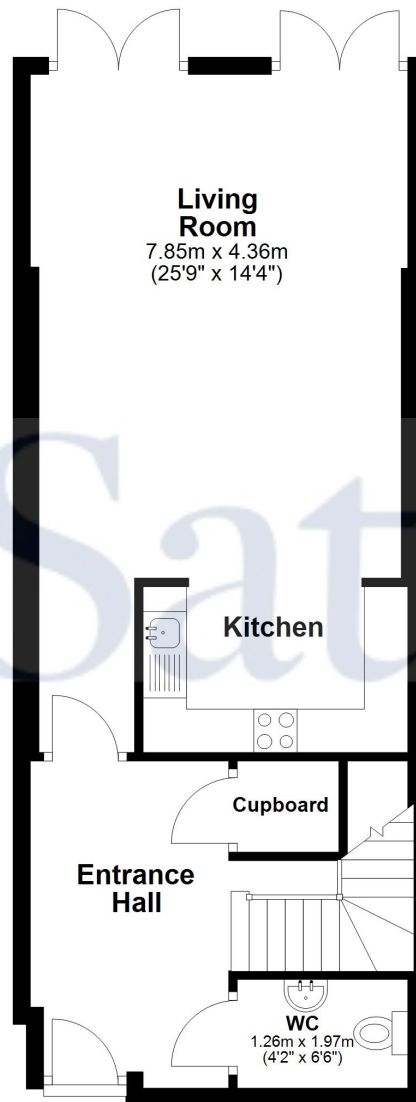


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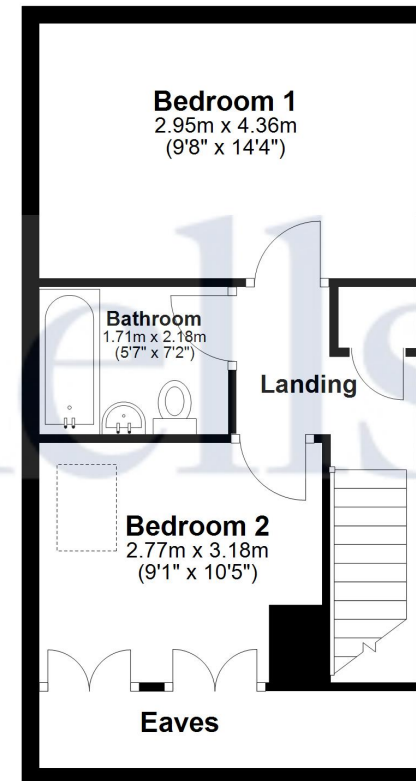
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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.