



Bedford Wing, Fairfield, Hitchin, Hertfordshire. SG5 4FX





2 Bedroom Apartment

Guide Price £250,000 Leasehold

Forming part of the original Railway buildings within the Grade II listed Fairfield Hall is this unique and characterful two bedroom duplex apartment that offers a spacious living accommodation.

- Spacious duplex apartment
- Two bedrooms
- Many character features
- Large living room
- Fully fitted kitchen/room
- Ground floor cloakroom
- First floor bathroom
- Communal gardens
- Allocated parking
- EPC rating C. Council tax band C.

GROUND FLOOR

Entrance:

Communal entrance via security entry system.

Front Door:

Timber front door.

Hallway:

Security entry phone. Radiator. Stairs to first floor with cupboard under. Storage cupboard. Oak flooring.

Cloakroom:

A white suite comprising Low level w.c. and wash hand basin. Part tiled walls. Radiator. Wooden tiled flooring.

Living Room:

Approx. 15' 8" x 10' 8" (4.78m x 3.25m) A spacious living room with a stunning brick arched ceiling and large double glazed windows to the rear which flood this room with light. Radiator. Oak flooring. Archway through to:

Kitchen/Dining Room:

Approx. 21' 7" x 7' 3" (6.58m x 2.21m) A large kitchen/dining room comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Tiled splash backs. Radiator. Oak flooring.

FIRST FLOOR

Landing:

Feature brickwork curved ceiling. Doors to master bedroom, mezzanine bedroom and bathroom.

Master Bedroom:

Approx. 21' 7" x 8' 10" (6.58m x 2.69m) A dual aspect room with double glazed windows to front and rear. Feature window overlooking the living room. Radiator. Carpet as fitted.

Mezzanine/Bedroom Two:

Approx. 9' x 8' 4" (2.74m x 2.54m) Radiator. Curved brickwork ceiling. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap and shower, pedestal wash hand basin and low level wc. Tiled splash backs. Radiator. Extractor fan. Carpet as fitted.

OUTSIDE

Communal Gardens:

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

Parking:

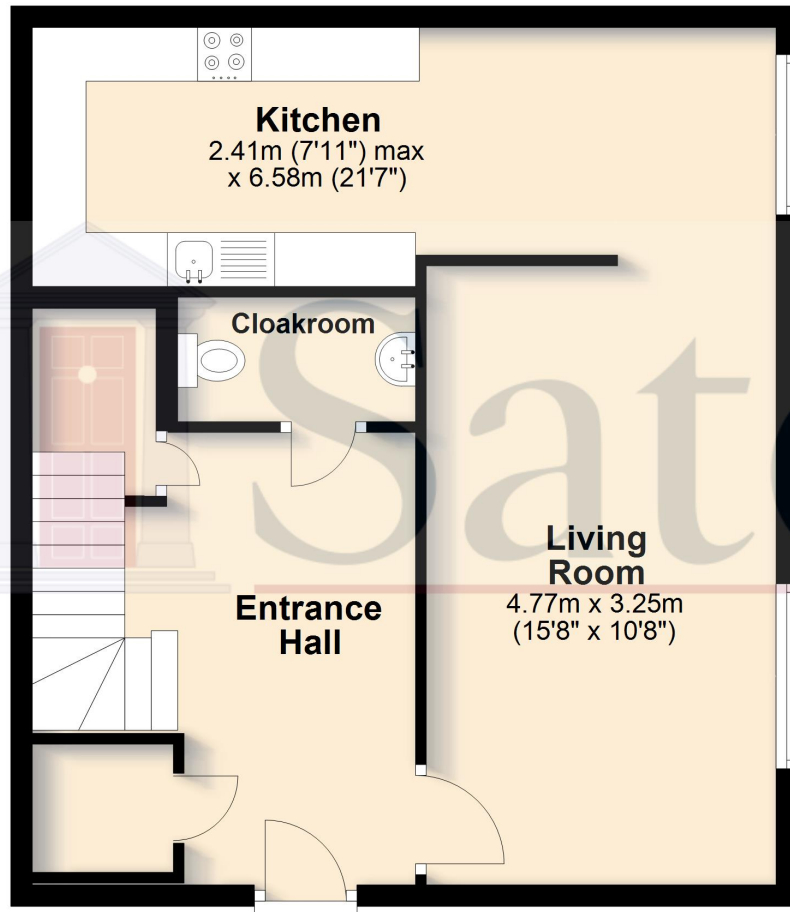
There is an allocated parking space as well as ample visitors parking.



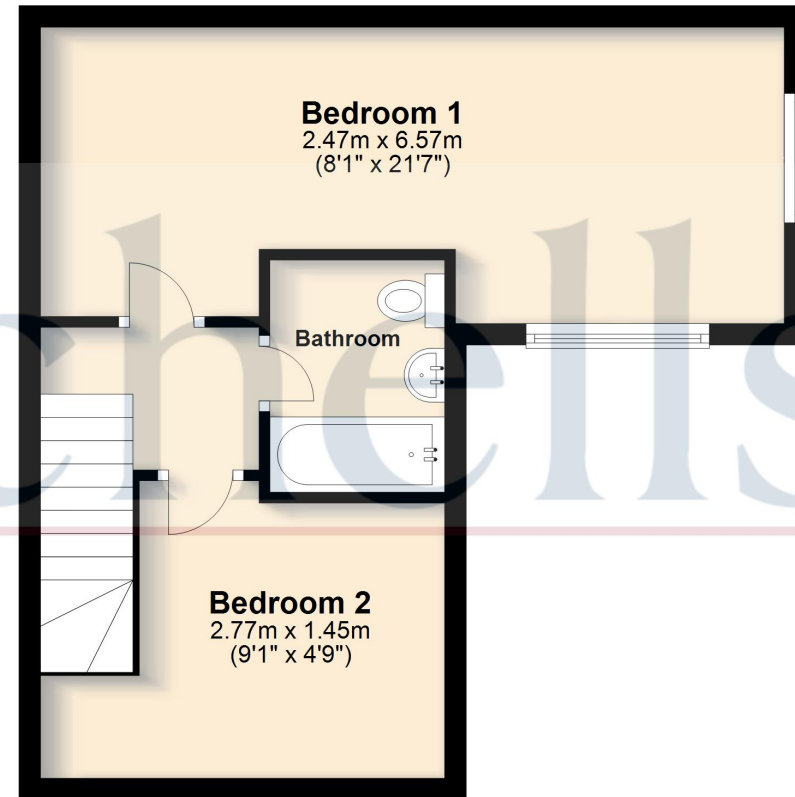


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Ground Floor



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.