



**Bedford Wing, Fairfield Hall, Hitchin, SG5 4FX**  
**Offer Over: £300,000**  
**Leasehold**

# PROPERTY SUMMARY

A stylish two-bedroom ground floor apartment in the sought-after Fairfield Hall development, ideal for first-time buyers or investors. The property features an open-plan living and kitchen area, two well-sized bedrooms, and a modern bathroom. A key highlight is the private outdoor space, perfect for relaxation or dining. It also benefits from an exceptionally long 980-year lease. Conveniently located near shops, cafes, transport links, and green spaces, this apartment combines modern living with long-term value and strong investment potential.

2



1



1



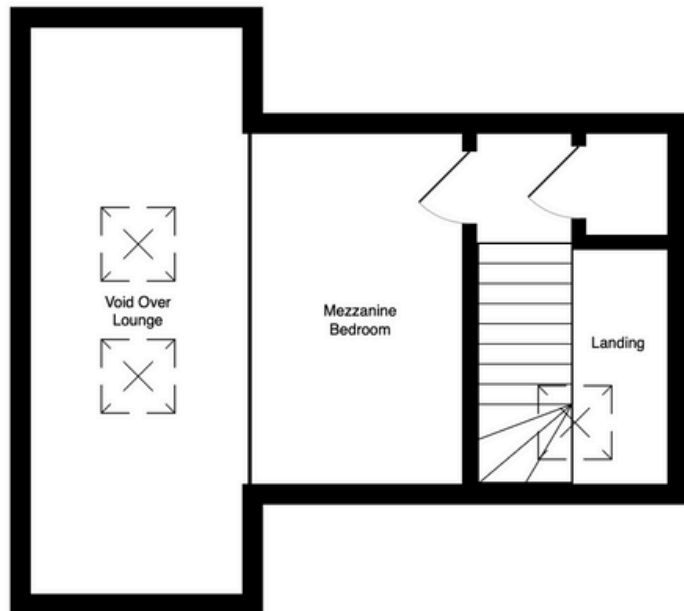
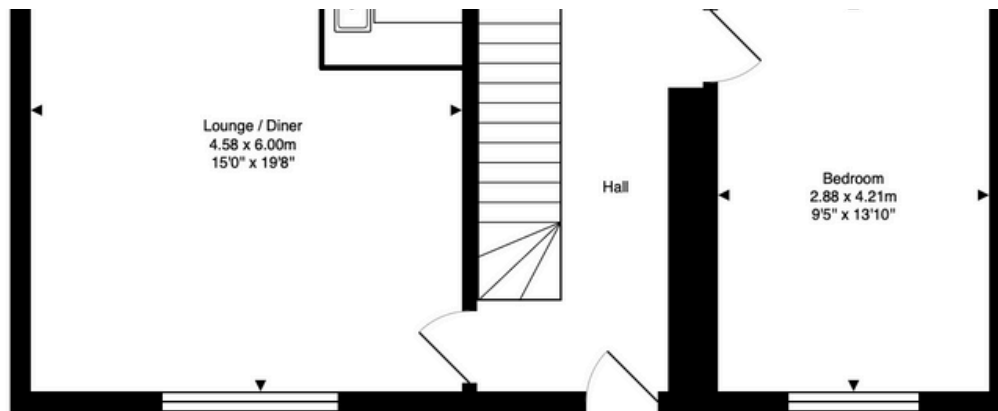












LOCAL AUTHORITY :- Hertfordshire

TENURE:- Leasehold

COUNCIL TAX BAND: C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care is taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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