



Because property is personal with...

Bakers Mews, Hitchin

BELVOIR!

Guide price £415,000



Key Features

- 'London loft' style living
- Duplex maisonette
- Own courtyard garden
- Allocated parking
- 3 comfortable bedrooms
- Landing/study area
- EPC rating - Awaited
- Leasehold





Bakers Mews, forming part of an exclusive development of only 4 properties, sits just off Orchard Road and ideally situated due to its proximity to local amenities, the mainline station and well-regarded schools.

Dating back to 1908, this duplex maisonette has been transformed into a unique, modern living space that seamlessly blends history with contemporary design. This inviting property offers a lifestyle akin to living in a trendy London loft. The industrial feel of the property, complete with exposed brickwork and an iron staircase, exudes character and style.

The property boasts its own private courtyard garden, providing a tranquil retreat, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Situated in a lovely neighbourhood, this property also offers the convenience of an allocated parking space, ensuring you never have to worry about finding a place to park your car after a long day. Additionally, there is visitor parking available, making it easy for your guests to visit without any hassle.

Don't miss the opportunity to make this property your home sweet home!

GROUND FLOOR

Entry

Access via external perforated iron staircase rising to first floor, with balcony style landing.

FIRST FLOOR

Entrance

Via solid front door into:

Hallway 2.45m x 3m (8'0" x 9'10")

Double glazed window to front aspect. Smooth skimmed vaulted ceiling. Feature exposed brick walling. Wood flooring. Industrial style iron staircase rising to upper floor. Radiator. Opening to inner lobby and double doors to lounge/diner.

Lounge/Diner 3.05m x 6.3m (10'0" x 20'8")

Double glazed window to side aspect and door to balcony. Smooth skimmed ceiling with recessed downlighting. Feature exposed brick walling. Wood flooring. Two radiators. Open plan onto:

Kitchen 2.45m x 3.3m (8'0" x 10'10")

Double glazed window to side aspect. Smooth skimmed ceiling with recessed downlighting. Fitted with a range of base and wall mounted cabinets providing ample storage, with contrasting wood worksurfaces incorporating a breakfast bar. Stainless steel built in single oven and inset four burner gas hob with chimney hood extractor over. Ceramic 'Butler' sink with 'swan-neck' mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Integrated full size dishwasher.

Inner Lobby

Airing cupboard housing gas central heating 'Combi' boiler. Doors to Bathroom and Bedroom Three.

Bedroom Three 2.9m x 3.5m (9'6" x 11'6")

(Maximum measurements) Double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator.

Bathroom

Double glazed obscured window to front aspect. Smooth skimmed ceiling with recessed downlighting. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin and low-level flush WC. Radiator.





SECOND FLOOR

Galleried Landing/Study Area

Smooth skimmed pitched ceiling. Skylights to both front and rear aspects. Wood effect laminate flooring.

Bedroom One 3.2m x 4.5m (10'6" x 14'10")

(Measured into eaves) Smooth skimmed pitched ceiling. Skylight to rear aspect and double glazed window to side. Wood effect laminate flooring. Radiator.

Bedroom Two 2.9m x 4.5m (9'6" x 14'10")

(Measured into eaves) Smooth skimmed pitched ceiling. Skylights to both front and rear aspects. Wood effect laminate flooring. Radiator.

EXTERIOR

Garden

Detached private courtyard garden. Fence enclosed. Low maintenance paved garden with gated access.

Parking

Allocated parking space with additional designated visitor parking.

PROPERTY INFORMATION

Belvoir are informed of the following:

Lease term: 125 years from 1st January 2001 (approx 102 remaining)

Ground Rent: £200 per annum

Service Charge: approx £960 per annum

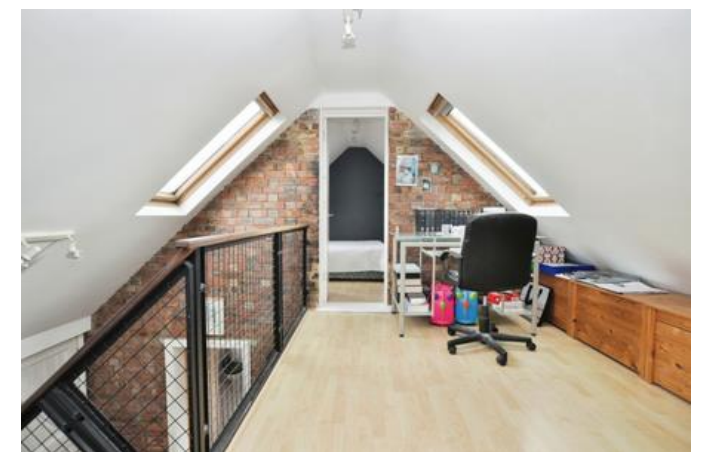
Council tax band: C

EPC Rating: Awaited

DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



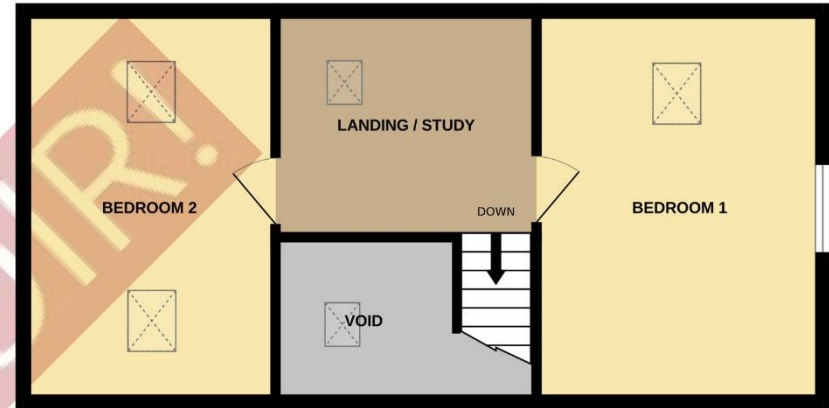




FIRST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



SECOND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) 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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