



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





2 Bedroom Apartment

Guide Price £265,000 Leasehold

Early viewing is strongly advised on this well presented and unique two bedroom ground floor apartment located within the grounds of this stunning converted 19th Century Grade II listed building.

The accommodation, which offers character and individuality, is spacious and well laid out and comprises a large living area that is open plan to the kitchen, with integrated appliances, two generous double bedrooms, the principal with en-suite shower room, and a bathroom. Additional features include sash windows, gas central heating, security entrance system, beautifully maintained communal grounds, allocated parking and ample additional visitors parking.



- Spacious ground floor apartment
- Contemporary open plan living space
- Kitchen with integrated appliances
- En-suite to principal bedroom
- Double second bedroom
- Bathroom
- Allocated parking space
- Communal grounds
- Must be viewed
- Awaiting EPC. Council tax band E

Ground Floor

Communal Entrance:

Access is gained via door 6. The apartment is located on the ground floor.

Front Door:

Timber front door.

Entrance Hall:

Three large storage cupboards. Security entry phone. Radiator. Coved ceiling. Carpet as fitted.

Kitchen/Dining/Living Room:

Overall size Abt. 22' 9" x 18' 8" (6.93m x 5.69m) maximum measurements

Living Space:

A large, light and airy open plan living space with twin aspect sash windows. Three radiators. Television point. Telephone point. Coved ceiling. Carpet as fitted.

Kitchen:

A well appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated dishwasher and fridge/freezer. Plumbing for automatic washing machine. Tiled splashback area. Extractor fan. Coved ceiling. Wood effect flooring.

Bedroom One:

Abt. 13' 7" x 10' 9" (4.14m x 3.28m) A large double room with sash window. Radiator. Coved ceiling. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Half tiled walls. Shaver point. Radiator. Extractor fan. Vinyl tiled flooring.

Bedroom Two:

Abt. 19' 7" x 9' 5" max (5.97m x 2.87m) A large double room with sash window. Cupboard housing gas boiler. Radiator. Telephone point. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over and glass screen. Pedestal wash hand basin and low level wc. Part tiled walls. Radiator. Extractor fan. Tiled flooring.

Outside**Communal Grounds:**

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

Parking:

Allocated parking space plus ample visitors parking.

Additional Information**Lease Details:**

Lease term: 999 years from January 2003.

Ground rent: £150 per annum.

Service charge 2025/26: £3584.02

Agents Note:

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

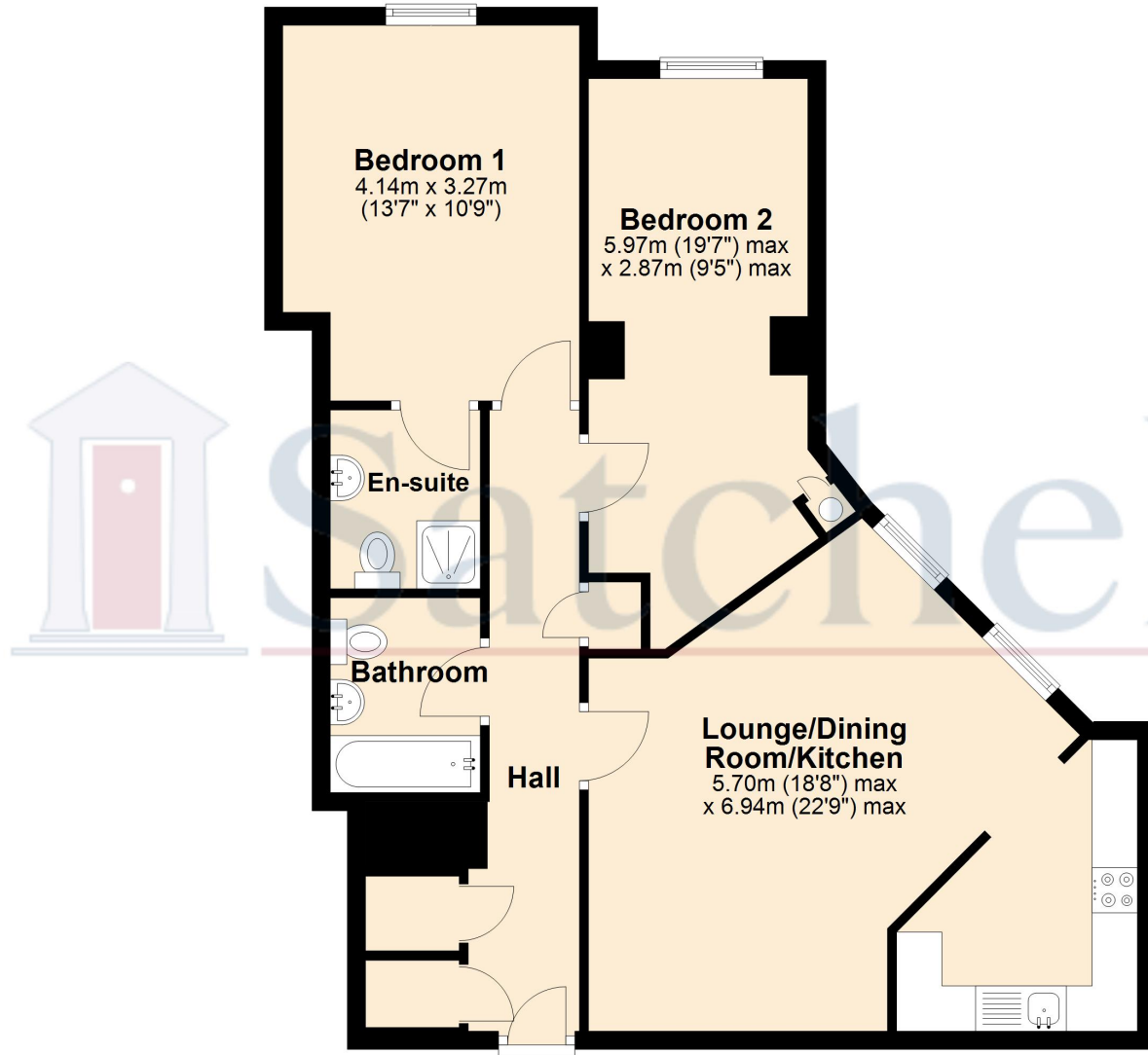




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Ground Floor



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.