



West Wing, Kingsley Avenue, Fairfield, Hitchin, Hertfordshire. SG5 4FX





2 Bedroom Apartment

Guide Price £375,000 Leasehold

An impressive and unique ground floor apartment situated in arguably the quietest and most secluded location within the prestigious West Wing of Fairfield Hall, a 19th Century Grade II listed building.

The property has been upgraded throughout and boasts accommodation comprising entrance hall, a grand living room with a large bay window, separate refitted kitchen with integrated appliances, principal bedroom with refitted en-suite shower room and fitted wardrobes, second double bedroom and a refitted bathroom. Externally are well tended grounds, an allocated parking space and ample visitors parking.

- Spacious ground floor apartment
- Two double bedrooms
- Refitted en-suite to principal bedroom
- Refitted bathroom
- Refitted kitchen with integrated appliances
- Cavernous living room with bay window
- Views over the South lawns
- Allocated parking space
- Communal gardens
- EPC rating D. Council tax band E

Ground Floor

Communal Entrance:

Entrance is gained to the West Wing door 1 and a security entrance system. The apartment is located on the ground floor.

Front Door:

Timber front door.

Entrance Hall:

A full height multi-pane window to side. Security entry phone. Large storage cupboard. Further storage cupboard housing the wall mounted gas boiler. Radiator. Oak flooring.

Living Room:

Abt. 35' 3" x 16' 10" (10.74m x 5.13m) A spacious living room with bay window to the front and two further windows also facing the front. Three radiators. Television point. Oak flooring. Door to kitchen.

Kitchen:

Abt. 11' 6" x 7' 8" (3.51m x 2.34m) A refitted kitchen comprising a comprehensive range of eye and base level units with ample granite worktops. Inset one and a half bowl sink unit with swan neck mixer tap and Quooker boiling hot water tap. Integrated Neff appliances to include washing machine, dishwasher, microwave, induction hob, oven, grill and extractor hood. Integrated fridge/freezer. Two full height windows to the front. Radiator. Amtico flooring.

Bedroom One:

Abt. 13' 8" x 12' 3" (4.17m x 3.73m) Two full height windows overlooking the south lawn. Built in wardrobes with sliding doors. Radiator. Carpet as fitted.

En-Suite:

A refitted white suite comprising shower cubicle with rainfall shower, vanity unit with counter top wash hand basin and low level wc. Heated towel rail. Extractor fan. Fully tiled walls. Ceramic tiled flooring with underfloor heating.

Bedroom Two:

Abt. 12' 3" x 11' 6" (3.73m x 3.51m) Two full height windows to side. Built in wardrobes with sliding doors. Radiator. Carpet as fitted.

Bathroom:

A refitted bathroom comprising panelled bath with shower over and glass shower screen. Vanity unit with counter top wash hand basin and low level wc. Heated towel rail. Extractor fan. Fully tiled walls. Ceramic tiled flooring with underfloor heating.

Outside**Communal Grounds:**

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

Parking:

There is an allocated parking space and ample additional visitors parking.

Additional Information:**Lease Details:**

Leasehold length: 999 years from 2007.

Ground Rent: £150 per annum.

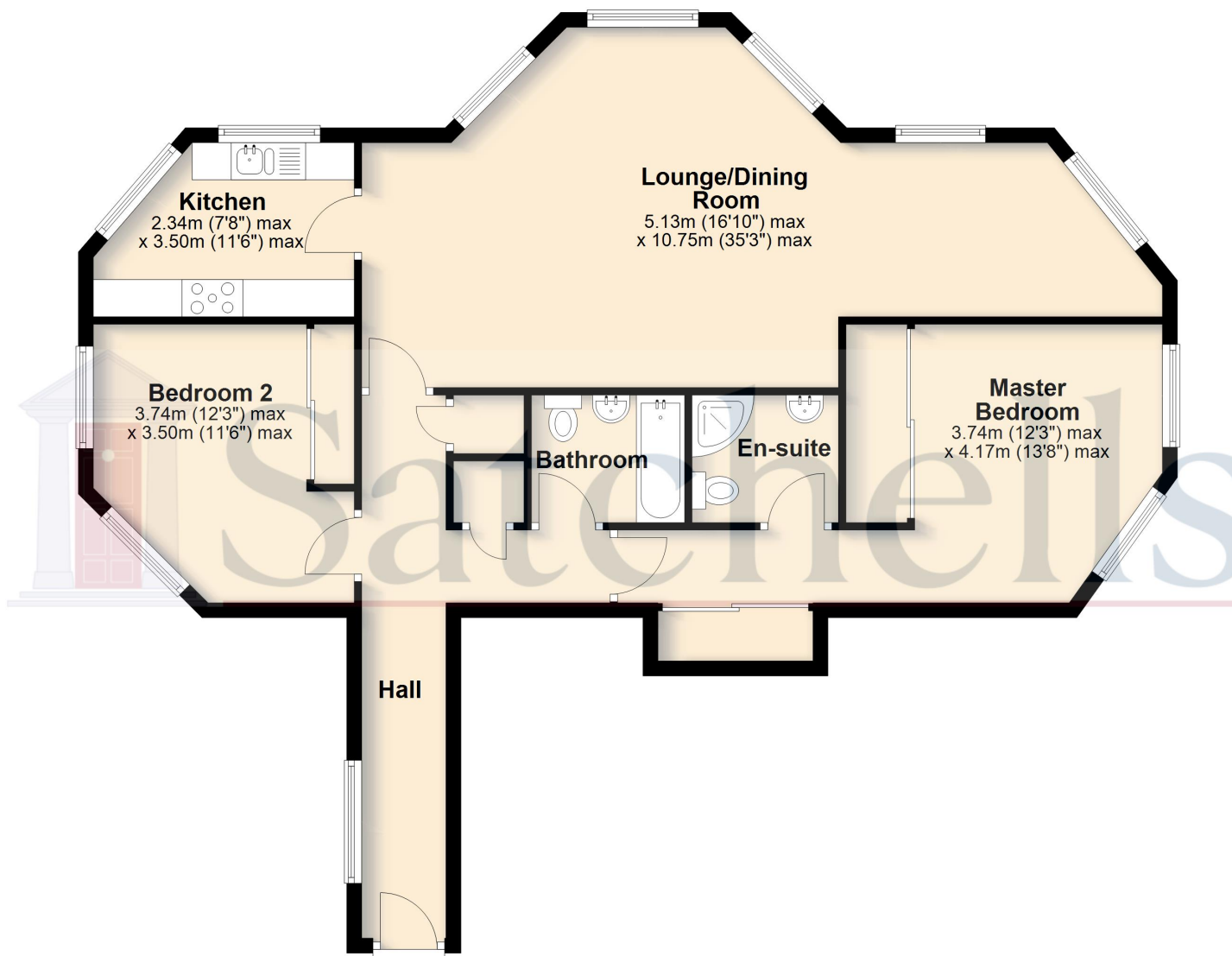
Maintenance Charge: Approximately £4100.00 per annum.





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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.