



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





## 2 Bedroom Apartment

### Guide Price £325,000 Leasehold

A rare opportunity to acquire a stunning and spacious ground floor apartment that benefits from its own private south facing terrace and is located within the East Wing of this prestigious 19th Century Grade II listed building.

The beautifully presented accommodation comprises entrance hall, a huge open plan living space with distinct lounge and dining areas, the lounge opening out to the private terrace, kitchen with integrated appliances, two generous double bedrooms, the principal with en-suite shower room, and a family bathroom. Externally are well tended communal grounds, an allocated parking space and ample visitors parking.

- Ground floor apartment
- Private south facing terrace
- Spacious open plan living space
- Fully fitted kitchen
- Two double bedrooms
- En-suite to principal bedroom
- Allocated parking space
- Stunning communal grounds
- Chain free
- EPC rating C. Council tax band E

## **Ground Floor**

### **Front Door:**

Timber front door.

### **Entrance Hall:**

Security entry phone. Double glazed sash window to side. Built in cupboard with light housing the gas boiler. Engineered oak flooring.

### **Lounge Area:**

Abt. 19' 5" x 18' 5" (5.92m x 5.61m) A wonderful living space with French doors opening out to a south facing patio and looking over the communal grounds beyond. Two sash windows. Television and telephone points. Two radiators. Engineered oak flooring. Open plan to:

### **Dining Area:**

Abt. 14' 7" x 9' 11" (4.45m x 3.02m) Two sash windows. Television and telephone points. Two radiators. Engineered oak flooring.

### **Kitchen:**

A well appointed kitchen comprising a good range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated washing machine and dishwasher. Space for fridge/freezer. Tiled splashback area. Inset ceiling lights. Tiled flooring.

### **Principal Bedroom:**

Abt. 18' 9" x 13' 9" (5.71m x 4.19m) Two double glazed sash windows. A range of fitted wardrobes. Television and telephone points. Radiator. Carpet as fitted.

### **En-Suite:**

A large en-suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Part tiled walls. Extractor fan. Radiator. Tiled flooring.

### **Bedroom Two:**

Abt. 14' 7" x 11' 10" plus recessed entrance (4.45m x 3.61m) Double glazed sash window. Radiator. Television and telephone points. Carpet as fitted.

**Bathroom:**

A white suite comprising tile panelled bath with mixer tap, shower attachment and glass screen, pedestal wash hand basin and low level wc. Part tiled walls. Radiator. Extractor fan. Tiled flooring.

**Outside****Private Terrace:**

A south facing paved patio with brick retaining wall, overlooking the beautifully maintained communal grounds and gravelled walkways.

**Parking:**

An allocated parking space plus ample visitors parking.

**Additional Information****Lease Information:**

Lease: approximately 982 years remaining

Ground rent: £150 per annum

Service charge: approximately £404 per month

**Agents Note:**

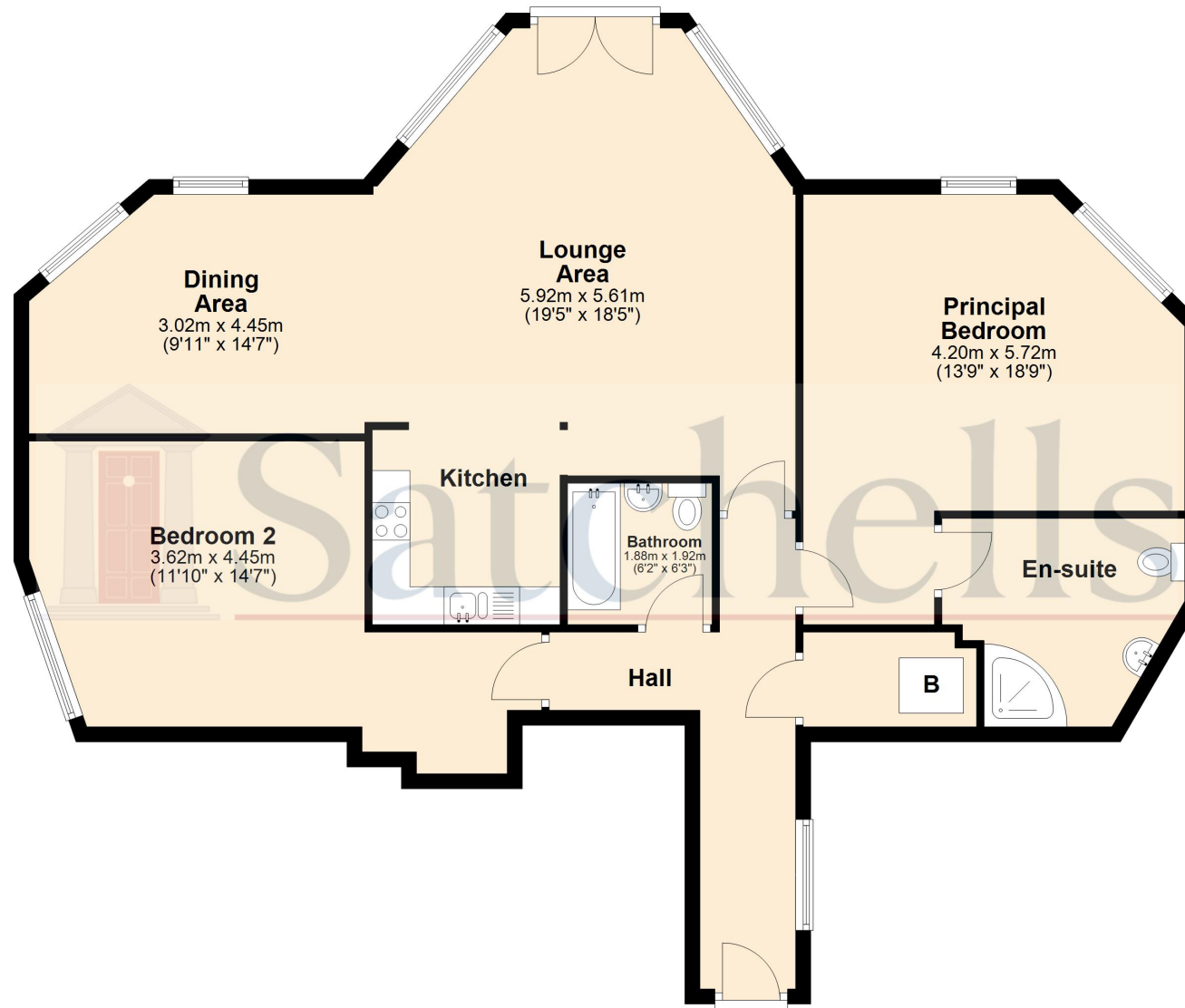
Draft particulars yet to be approved by the vendor and may be subject to change.





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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.