



Fairfield Hall, Kingsley Avenue, Fairfield, Hitchin, Hertfordshire. SG5 4FZ







## 2 Bedroom Apartment

### Offers Over £295,000 Leasehold

A superb and rare opportunity to acquire this truly unique apartment located in the West Wing Tower with spectacular panoramic views over the iconic towers of Fairfield Hall and beyond.

The cavernous living accommodation is spread over three floors measuring approximately 1260 sqft in total. Internally the ground floor of the apartment comprises the entrance hall and principal suite which includes dressing room, double bedroom and en-suite shower room. To the first floor is a spacious triple aspect living room that is open plan to a fully fitted kitchen, whilst the second floor provides the main bathroom and an impressive 23ft bedroom with feature beams and far reaching views across Fairfield and the surrounding countryside.

- Unique tower apartment
- Accommodation over three floors
- Principal bedroom with dressing room and en-suite
- 23ft second bedroom with feature beams
- Panoramic views
- Spacious living room
- Fitted kitchen with integrated appliances
- Landscaped communal grounds
- Allocated parking
- EPC rating C. Council tax band C

**Main Entrance:**  
**Communal Entrance:**

Entrance is gained to the West Wing via Door 1 and a security entry system. The apartment itself is located on the second floor and can be accessed via stairs or lift.

**Second Floor:**  
**Apartment Entrance:**

Timber front door leading to:

**Entrance Hall:**

Stairs to third floor with a large understairs storage cupboard. Security entry phone. Radiator. Wall mounted thermostat control. Coved ceiling. Carpet as fitted.

**Principal Bedroom:**

The principal bedroom comprises: Dressing room, bedroom and en-suite.

Dressing Room: Abt. 10' 0" x 9' 7" (3.05m x 2.92m) Secondary glazed window to front. Radiator. Coved ceiling. Solid oak flooring. Arch to bedroom.

Bedroom: Abt. 13' 3" x 10' 1" (4.04m x 3.08m) Secondary glazed window to rear. Radiator. Television point. Coved ceiling. Solid oak flooring.

En-Suite: A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Wood effect flooring.

**Third Floor:**  
**Landing:**

Stairs to fourth floor with an emergency exit located on the half landing. Security entry phone. Radiator. Carpet as fitted.

**Living/Dining Room:**

Abt. 21' 10" x 10' 5" (6.65m x 3.17m) A great living space with secondary glazed windows to three aspects. Two radiators. Television and telephone points. Coved ceiling. Solid oak flooring. Open plan to:

**Kitchen:**

Abt. 11' 5" x 7' 0" (3.48m x 2.13m) A superbly fitted kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splash backs. Extractor fan. Solid oak flooring.

**Fourth Floor:**

**Fourth Floor Landing:**

Radiator. Boiler cupboard. Original feature beams. Carpet as fitted.

**Bedroom Two:**

Abt. 23' 6" x 11' 5" (7.17m x 3.48m) This huge bedroom has dual aspect secondary double glazed windows giving panoramic views over the iconic towers of Fairfield Hall. Original feature beams to ceiling. Two radiators. Solid oak flooring.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin and low level WC. Tiled splash backs. Radiator. Feature beams to ceiling. Wood effect flooring.

**Outside:****Parking:**

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

**Communal Grounds:**

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

**Additional Information:****Lease and Charges:**

Leasehold length: 999 years from 2007.

Ground Rent: £150 per annum.

Maintenance Charge: Approximately £5200.00 per annum.

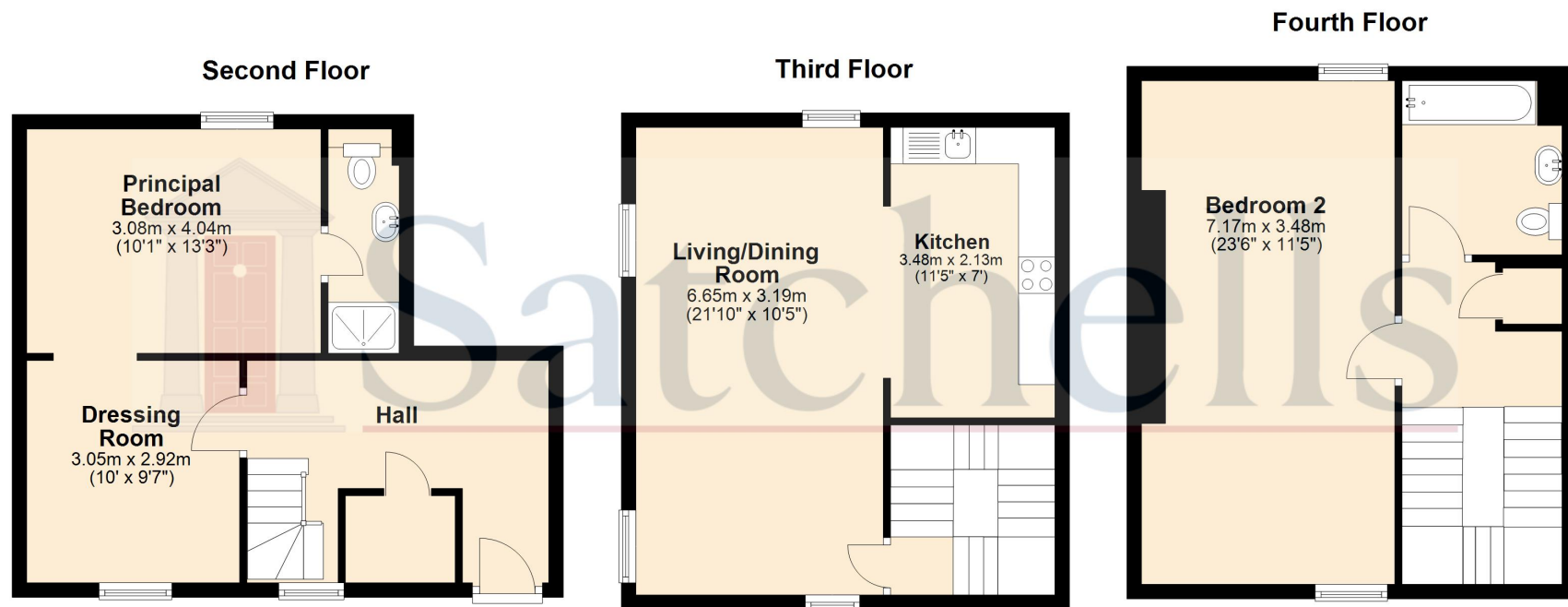






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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.