



Huntingdon Wing, Fairfield Hall, Hertfordshire. SG5 4FZ







## 2 Bedroom Apartment

### Guide Price £295,000 Leasehold

Located in a prestigious 19th Century Grade II listed building is this stunning two bedroom duplex apartment that boasts character with feature beams and high ceilings.

The good size accommodation comprises entrance hall, a spacious lounge/dining room with feature windows, fitted kitchen, with integrated appliances, and bathroom on the ground floor. To the first floor are two double bedrooms, the principal with en-suite shower room. Externally are well tended grounds, an allocated parking space and ample visitors parking.

- Beautiful duplex apartment
- Two double bedrooms
- En-suite shower room
- Kitchen with integrated appliances
- Large lounge/dining room
- Bathroom
- Feature beams
- Allocated parking space
- Communal gardens
- Awaiting EPC. Council tax band D

## **Ground Floor**

### **Communal Entrance:**

Entrance is via door 2. Take the stairs or lift to the second floor.

## **Second Floor**

### **Front Door:**

Timber front door.

### **Entrance Hall:**

Stairs to first floor. Large storage cupboard. Radiator. Security entry phone. Karndean flooring.

### **Bathroom:**

A white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Radiator. Extractor fan. Karndean flooring.

### **Lounge/Dining Room:**

Abt. 23' 8" x 13' 7" (7.21m x 4.14m) Twin aspect double glazed leaded light windows to rear plus a large feature double glazed leaded light window to rear. Television point. Telephone point. Two radiators. Coved ceiling. Karndean flooring. Open plan to:

### **Kitchen:**

A modernised 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, double electric oven and extractor hood. Integrated fridge/freezer, washer/dryer and dishwasher. Tiled splashbacks. Karndean flooring.

### **Landing:**

Large boiler cupboard with additional storage. Double glazed velux window. Coved ceiling. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 3" x 12' 7" (4.04m x 3.84m) Twin aspect double glazed velux windows. Eaves storage space. Freestanding wardrobe to remain. Radiator. Carpet as fitted.

### **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. Double glazed velux window. Radiator. Karndean flooring.

**Bedroom Two:**

Abt. 14' 7" x 8' 11" (4.45m x 2.72m) Double glazed velux window. Feature beams. Radiator. Carpet as fitted.

**Outside****Communal Gardens:**

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 2007

Ground Rent: £150.00 per annum

Service Charge: Approximately £3700.00 per annum (TBC)

**Agents Note:**

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





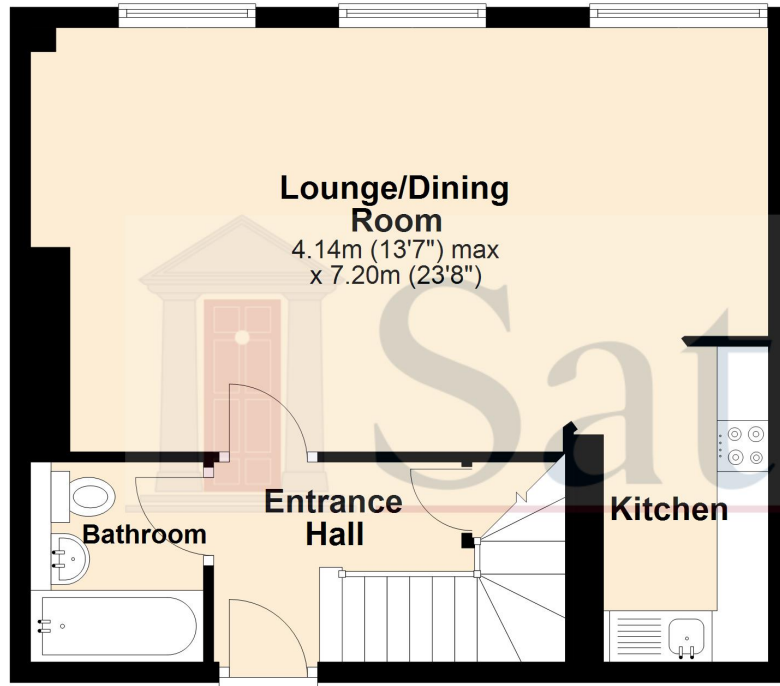


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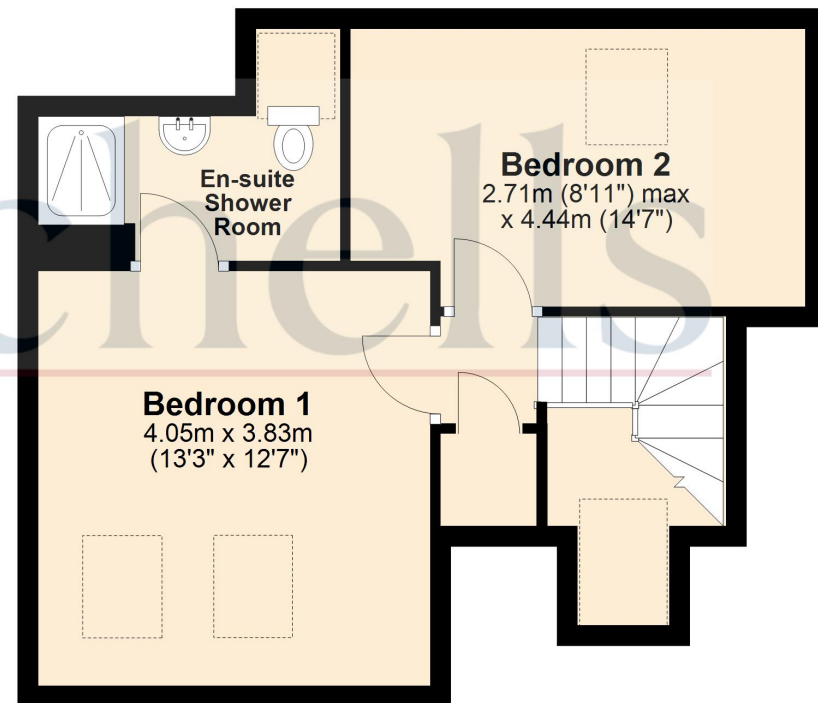




## Ground Floor



## First Floor



For illustration 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.