



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:**

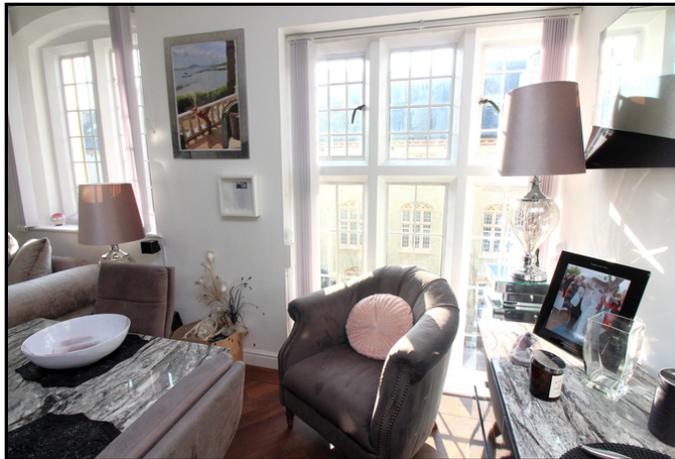
Lease term: 999 years from 2007

Ground Rent: £150.00 per annum

Service Charge: Approximately £3700.00 per annum (TBC)

Agents Note:

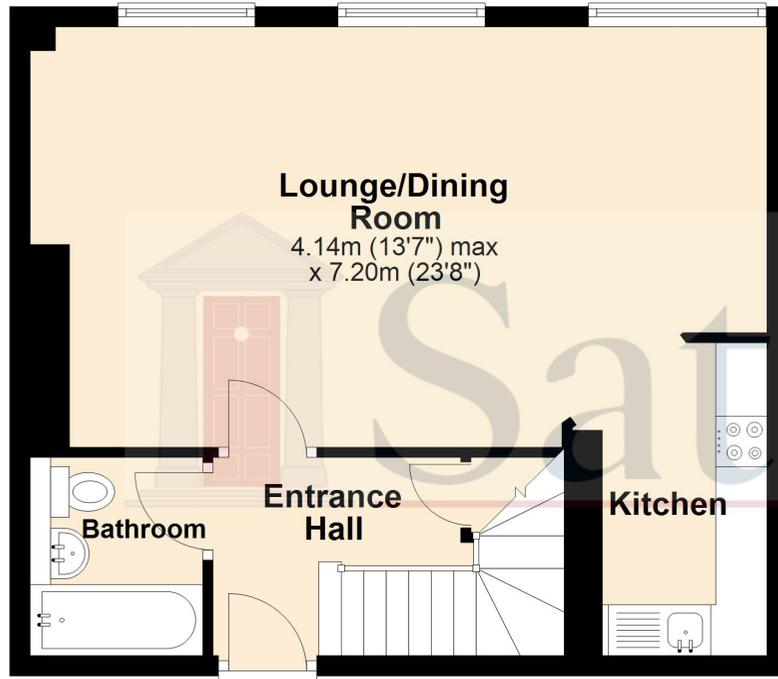
Draft particulars yet to be approved by the vendor and may be subject to change.



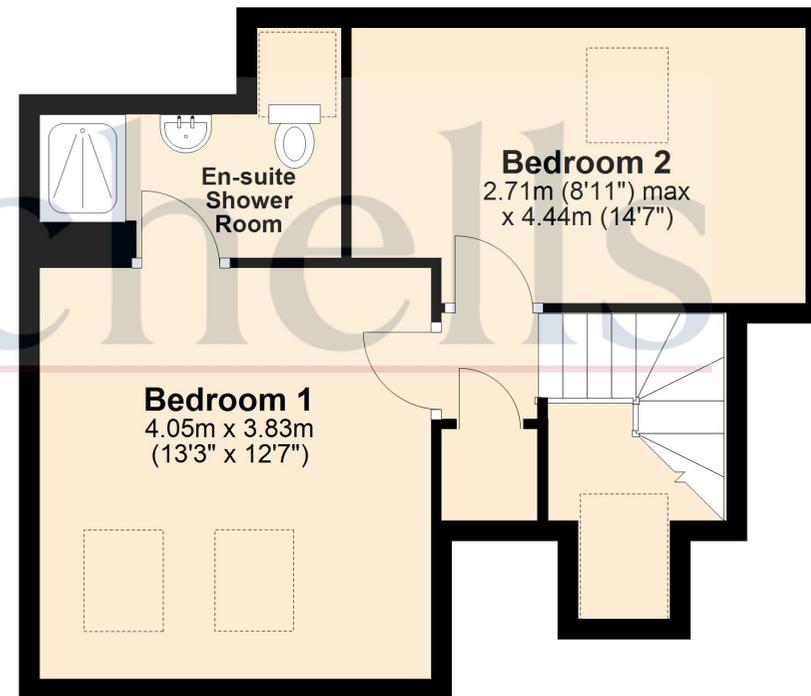


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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.