



Fairfield Hall, Kingsley Avenue, Fairfield, Hertfordshire. SG5 4FX

| Satchells



## 2 Bedroom Apartment

### Guide Price £250,000 Leasehold

Located in the East Wing of a prestigious 19th Century Grade II listed building is this spacious two-bedroom duplex apartment that boasts character with feature beams and high ceilings. On the second floor, this apartment is well positioned comprising entrance hall, bright and airy living room, kitchen fitted with integrated appliances, large principal bedroom with fitted furniture, family bathroom and storage cupboard. To the first floor, is a generous second bedroom with feature beams. Externally are well tended communal grounds, an allocated parking space and ample visitors parking.

- CHAIN FREE
- Spacious duplex apartment
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Light and airy living room
- Family bathroom
- Stunning communal grounds
- Allocated parking space
- Ample visitors parking
- Awaiting EPC. Council tax band D

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

Entrance is gained to the East Wing via Door 4 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 Hallway:**

Stairs to first floor. Two windows to side. Storage cupboard. Radiator. Wall mounted thermostat control. Coved ceiling. Carpet as fitted.

**Living/Dining Room:**

Abt. 10' 4" x 22' 6" (3.15m x 6.86m) A large light and airy living/dining room with double glazed window to front. Two radiators. Security entry phone. Media point. Coved ceiling. Carpet as fitted.

**Kitchen:**

Abt. 8' 4" x 9' 0" (2.54m x 2.74m) A well-appointed dual aspect kitchen with double glazed windows to side and front comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Ceramic hob with double electric oven and extractor hood over. Integrated fridge/freezer, dishwasher and washer/dryer. Tiled splash back area. Radiator. Coved ceiling. Laminate flooring.

**Bedroom One:**

Abt. 13' 0" x 11' 0" (3.96m x 3.35m) A triple aspect double bedroom with built-in wardrobes and units. Media point. Coved Ceiling. Carpet as fitted.

**Bathroom:**

Abt. 6' 5" x 11' 3" (1.96m x 3.43m) A white suite comprising a fully tiled double width walk-in shower cubicle with shower, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Laminate flooring.

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

Cupboard housing boiler. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 2" x 14' 2" (3.40m x 4.32m) A good sized second bedroom with feature beams. Media point. Radiator. Double glazed Velux window. Carpet as fitted.

**Outside:****Communal Grounds:**

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

**Parking:**

The apartment comes with one allocated parking space located to the front of the building. There are also ample visitor bays.

**Additional Information:****Material Information:**

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply  
Electric: Mains supply  
Drainage: Connected to the mains drain  
Flood risk: Not flooded in the last 5 years  
Mobile/Phone: Poor  
Tenure: Leasehold  
Council Tax band: Band D  
Council Tax payable: £2,330.51 (TBC)  
Length of lease: 999 years from 2007  
Ground rent: £150 per annum  
Service charge: TBC

**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Agents Note:**

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

For further material information please contact the office marketing this property.





These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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.

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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.  
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