



South Wing, Fairfield Hall, Fairfield Hitchin, SG5 4FZ





2 Bedroom Apartment

Guide Price £340,000 Leasehold

Located in the South Wing of 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 accommodation that has been updated throughout comprises entrance hall, a grand living room with a striking media wall, refitted kitchen with integrated appliances, guest bedroom with en-suite shower room and cloakroom. To the first floor is a three piece family bathroom with the spacious principle bedroom that offers fitted wardrobes and feature beams on the second floor. Externally are well tended communal grounds, an allocated parking space and ample visitors parking.

- Stunning duplex apartment
- Two double bedrooms
- En-suite shower room
- Refitted kitchen with integrated appliances
- Living room with superb media wall
- Feature beams and high ceilings
- Views over the South lawns
- Allocated parking space
- Communal gardens
- EPC rating D. Council tax band D

Ground Floor

Entrance Hall:

Stairs rising to half landing with a large understairs cupboard. Security entry phone. Wall mounted thermostat control. Two radiators. Carpet as fitted.

Living/Dining Room:

Abt. 27' 2" x 11' 2" (8.28m x 3.40m) This impressive space offers a striking media wall with contemporary inset fireplace that adds style and function to the room with shelving and space for wall mounted TV, creating a peaceful evening retreat. The room further benefits from twin aspect double glazed windows that allow natural light to flood in. Two radiators. Inset ceiling lights. Carpet as fitted.

Kitchen:

Abt. 13' 3" x 7' 4" (4.04m x 2.24m) A modern kitchen that comprises a range of eye and base level units with ample roll top work surfaces. Built in ceramic hob and electric oven with extractor hood over. Single drainer stainless steel sink unit. Integrated fridge/freezer, washing machine and dishwasher. Tiled splash backs. Extractor fan. Radiator. Double glazed window to side aspect. Laminate flooring.

Guest Bedroom:

Abt. 11' 0" x 9' 9" (3.35m x 2.97m) A double bedroom with fitted wardrobes. Double glazed window to side. Radiator. Carpet as fitted.

En-Suite:

A three piece white suite comprising fully tiled shower cubicle with shower, pedestal hand wash basin and low level WC. Half tiled walls. Extractor fan. Large mirror. Laminate flooring.

Cloakroom:

A white suite comprising low level WC and pedestal hand wash basin. Half tiled walls. Radiator. Extractor fan. Inset ceiling lights. Laminate flooring.

First Floor

Family Bathroom:

A three piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal hand wash basin and low level WC. Half tiled walls. Extractor fan. Double glazed Velux window. Laminate flooring.

Second Floor

Landing:

Double glazed Velux window. Large storage cupboard housing new electric boiler upgraded by the current owners. Carpet as fitted.

Principal Bedroom:

Abt. 17' 7" x 12' 9" (5.36m x 3.89m) A wonderful sized room with a variety of built in bedroom furniture and feature beams, giving the room a splash of character. Radiator. Two double glazed Velux windows. Carpet as fitted.

Outside**Parking:**

Allocated parking space with ample visitor spaces.

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 £5040.00 per annum.

Agents Note:

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

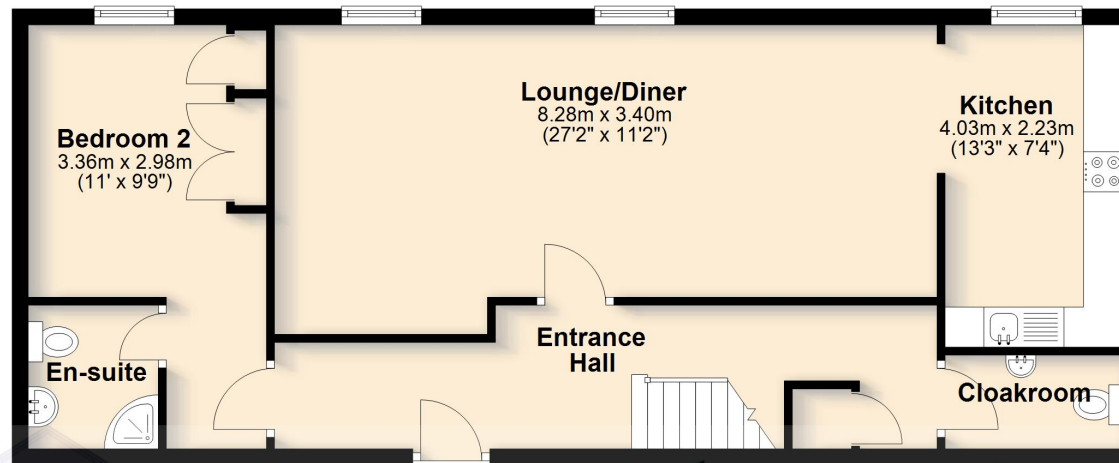




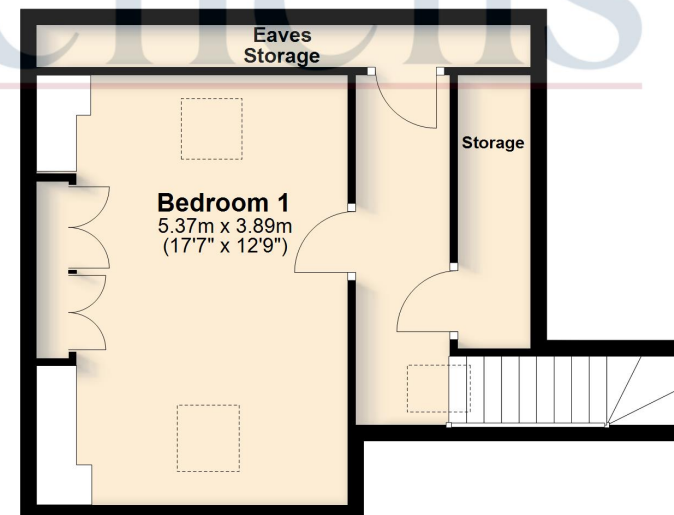
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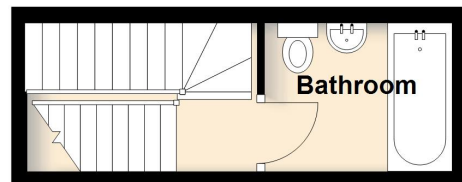
Ground Floor



Second Floor



First 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.