



West Wing, Fairfield Hall, Fairfield, Hitchin, Hertfordshire. SG5 4FY





2 Bedroom Apartment

Guide Price £325,000 Leasehold

Stunning is the only way to describe this immaculately presented first floor apartment with ceiling heights in excess of 10ft and a large bay window overlooking the landscaped grounds.

The apartment is positioned in a private corner area, off the communal hallway, with views over the south lawns and boasts a spacious accommodation comprising entrance hall with ample full height storage cupboards, a light and airy dual aspect living room with bay window, a fully fitted modern kitchen, two extremely spacious double bedrooms, the master with en-suite shower room, and a family bathroom. Further benefits include fitted wooden shutters throughout, secondary glazing to the front windows, allocated parking and ample additional visitors parking.

- Stunning first floor apartment
- Impressive high ceilings
- Spacious living room with bay window
- Modern fitted kitchen
- Two large double bedrooms
- En-suite to master bedroom
- Secluded West wing location
- Beautifully landscaped grounds
- Allocated parking
- EPC - B. Council tax - D

Ground Floor:**Entrance:**

Entry is gained via Door One into the communal hallway. Take stairs or lift to the first floor.

First Floor:**Front Door:**

Solid wood front door.

Entrance Hall:

A welcoming "T" shaped hallway with white panel doors leading to all rooms. Three cupboards, one housing the gas boiler, one with plumbing for an automatic washing machine and a large storage cupboard. Radiator. Security entry phone. Luxury vinyl tile flooring.

Living Room:

Abt: 23' 6" x 21' 3" (7.17m x 6.49m) A spacious, bright and airy living room with a deep multi pane sash bay window to the front and window to the side overlooking lawns. The windows are fitted with secondary glazing and wooden shutters. Two radiators. Television point. Telephone point. Coved ceiling. Luxury vinyl tiled flooring and carpeted areas.

Kitchen:

Abt: 9' 9" x 6' 3" (2.97m x 1.91m) An upgraded kitchen comprising a range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built-in induction hob, double electric oven and extractor hood. Integrated fridge/freezer. Tiled splash back area. Luxury vinyl tiled flooring.

Master Bedroom:

Abt: 18' 8" x 10' 2" (5.70m x 3.10m) A large master bedroom with multi pane sash window to the rear. A range of fitted wardrobes. Radiator. Television point. Telephone point. Coved ceiling. Carpet as fitted with luxury vinyl tiled flooring leading to the en-suite.

En-Suite:

A white suite comprising a fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator. Extractor fan. Vinyl flooring.

Bedroom Two:

Abt: 12' 8" x 10' 2" (3.86m x 3.10m) A further double bedroom with multi pane sash window to the rear. A range of fitted wardrobes with matching side tables and headboard. Television point. Telephone point. Carpet as fitted.

Bathroom:

A white suite comprising bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Extractor fan. Vinyl 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 Details:**

Lease Term: Approximately 982 years remaining

Service Charge: £4,358.82 per annum

Ground Rent: £150.00 per annum

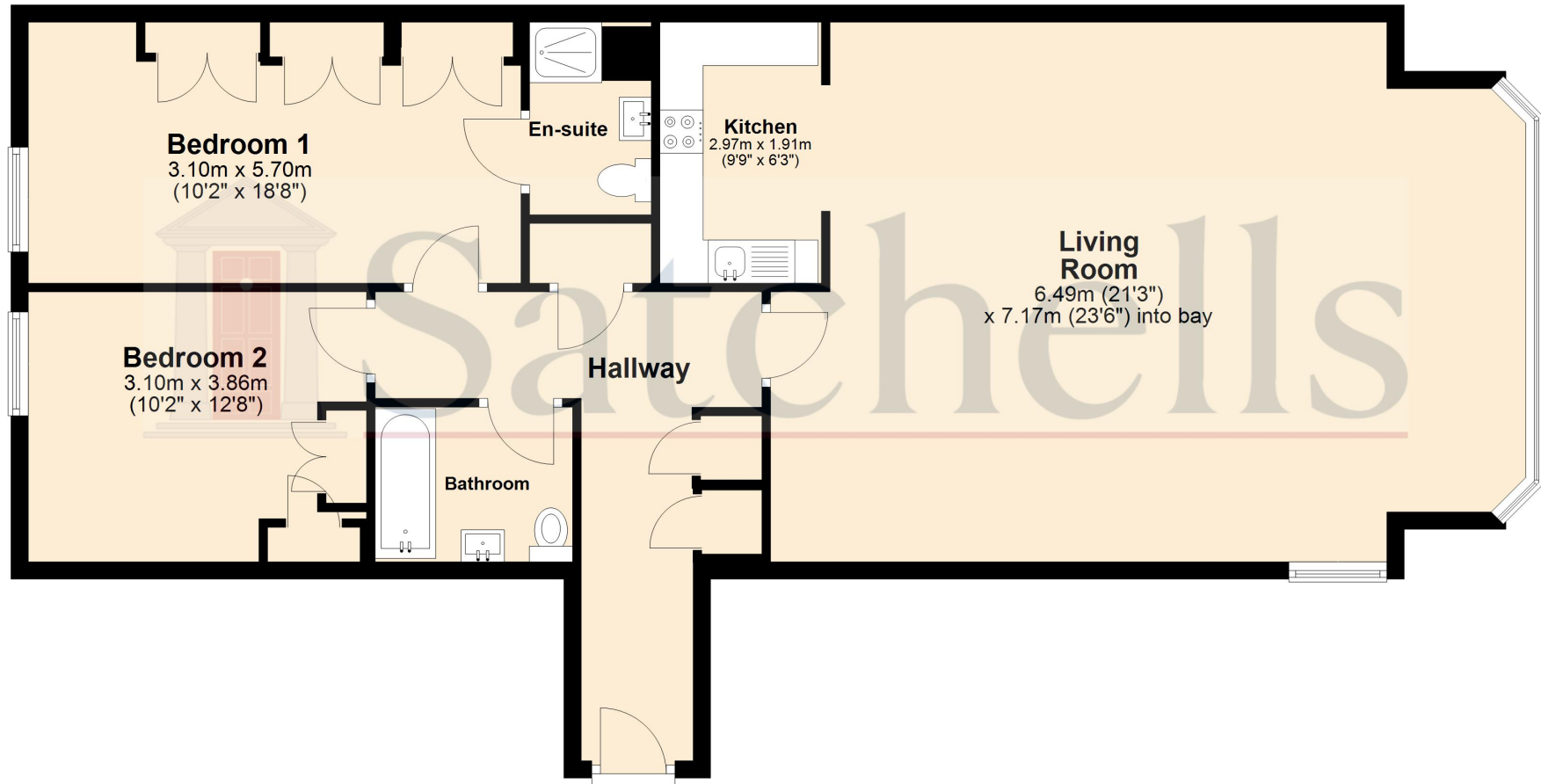




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Floor Plan



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.