



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





## 1 Bedroom Apartment

### Offers Over £250,000 Leasehold

This super stylish one bedroom first floor duplex apartment is located in the wonderfully fashionable Grade II listed Fairfield Hall, set in 100's of acres of stunning parkland, and has the benefit of a spacious South facing private balcony.

- Spacious duplex apartment
- Stylish open plan living room
- Fitted kitchen with integrated appliances
- Private south facing balcony
- Cloakroom
- Double bedroom with walk-in wardrobe
- Bathroom
- Allocated parking
- Well presented throughout
- EPC- C - Council tax- C

**Ground Floor:****Communal Entrance:**

Access is gained via Door 6, where you take the stairs to the first floor.

**First Floor:****Front Door:**

Timber front door.

**Entrance Hall:**

Stairs to second floor with large storage cupboard under.

Security entrance phone. Radiator. Coving to ceiling. Carpet as fitted.

**Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC. Half tiled walls, extractor, radiator, carpet as fitted.

**Living Room:**

Abt: 20' 4" x 15' 6" (6.20m x 4.72m) A large homely living room with french doors leading out to a spacious balcony and part vaulted ceiling, television point, radiator, carpet as fitted.

**Kitchen:**

A well appointed kitchen comprising a comprehensive range of eye and base level units with ample roll top work surfaces, single drainer stainless steel one and a half bowl sink unit, built in four ring gas hob, double electric oven and extractor hood, integrated fridge/freezer, dishwasher and washer dryer, tiled splash back area, radiator, laminate flooring.

**Second Floor:****Landing:**

cupboard housing gas boiler, radiator, loft access, fire escape door, carpet as fitted.

**Bedroom:**

Abt: 14' 11" x 9' 7" (4.55m x 2.92m) A good size double bedroom with part vaulted ceiling, double glazed Velux window, a large walk-in wardrobe, telephone point, feature beams, radiator, carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with mixer tap, shower attachment and glass shower screen, pedestal wash hand basin and low level WC, radiator, tiled splash back area, double glazed Velux window, extractor fan, feature beams, vinyl flooring.

**Outside:****Balcony:**

Abt: 18' 4" x 9' 0" (5.59m x 2.74m) The spacious south facing private balcony is accessed via french doors from the living room and makes for an ideal oasis on those warm summer days to chill with a glass of your favorite wine.

**Parking:**

There is an allocated parking space as well as ample visitors parking.

**Communal Gardens:**

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

**Additional Information:****Lease Details:**

Lease term : 999 years from January 2003.

remaining lease: Approximately 978 years.

Ground Rent: £150 per annum.

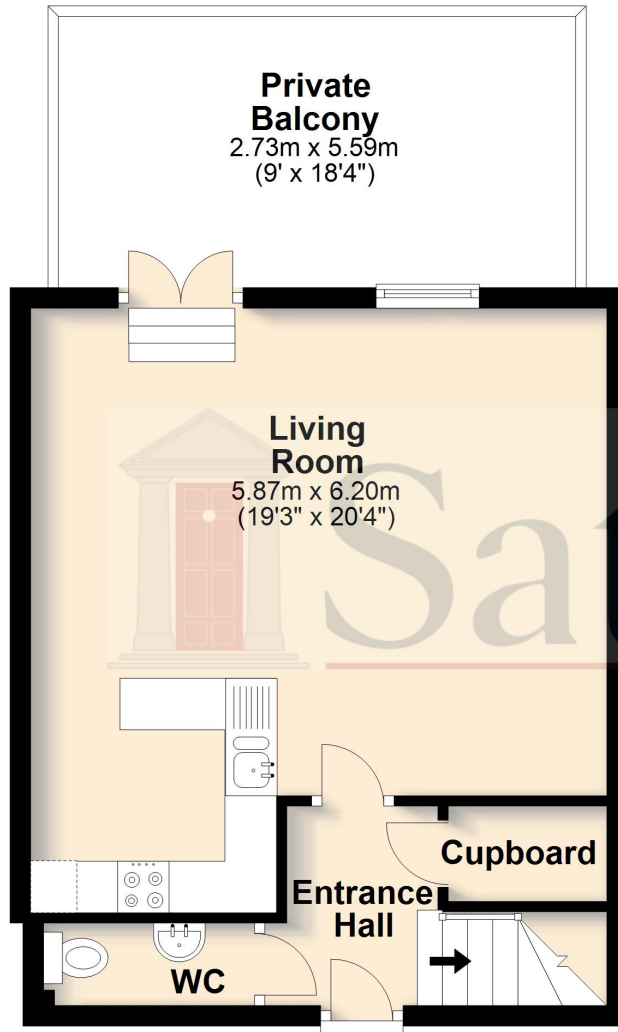
Service Charge: Approximately £2820.00 per annum.



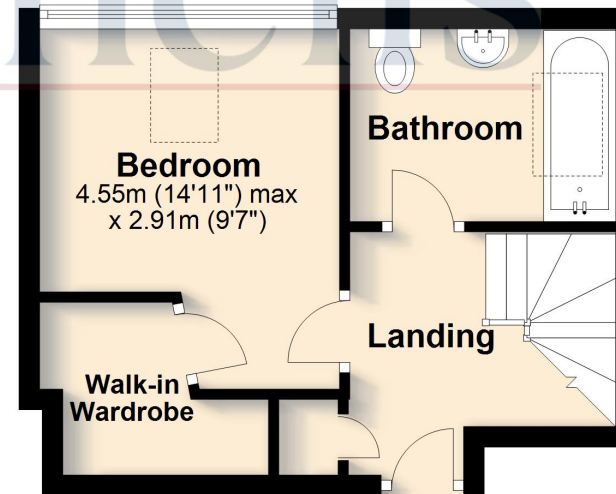


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

## First Floor



## Second 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.