



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





2 Bedroom Apartment

Guide Price £275,000 Leasehold

An immaculate two double bedroom duplex apartment located in the prestigious Grade II listed Fairfield Hall and set within acres of beautifully maintained grounds.

- Beautiful duplex apartment
- Two double bedrooms
- Large open plan living room
- Fitted kitchen with integrated appliances
- Bathroom and separate shower room
- High ceilings
- Allocated parking plus visitor parking
- Set in mature landscaped grounds
- Must be viewed internally
- EPC rating D. Council tax band D

Ground Floor

Communal Entrance:

The entrance is via door three. Take the lift to the second floor.

Front door:

Timber front door.

Entrance Hall:

Stairs lead to the first floor with a large storage cupboard under. Security entry phone. Wall mounted thermostat control. Radiator. Coved ceiling. Solid wood flooring.

Living room:

Abt. 16' 5" x 15' 0" (5.00m x 4.57m) A spacious light and airy living room with double glazed feature windows to the rear. Television point. Telephone point. Two radiators. Solid wood flooring. Open plan to:

Kitchen:

A well appointed kitchen comprising a good range of eye and base level units with ample roll edge work surfaces and under cupboard lighting. Single drainer stainless steel sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, washer/dryer and dishwasher. Tiled splashback area. Coved ceiling. Solid wood flooring.

Bedroom Two:

Abt. 11' 10" x 11' 1" (3.61m x 3.38m) Feature double glazed window to rear. Fitted double wardrobe. Radiator. Television point. Telephone point. Coved ceiling. Solid wood flooring.

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. Tiled flooring.

First Floor

Landing:

Doors to bedroom one and shower room. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 16' 4" x 10' 7" (4.98m x 3.23m) Double glazed velux window to rear. Feature beams. Storage cupboard housing gas boiler. Television point. Telephone point. Carpet as fitted.

Shower Room:

A white suite comprising a fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Half tiled walls. Radiator. Double glazed velux window to rear. Extractor fan. Tiled flooring.

Outside

Communal Grounds:

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

Parking:

There is an allocated parking space and ample additional visitors parking.

Additional Information:

Lease Details:

Lease Term: Approximately 982 years remaining

Ground Rent: £150.00 per annum

Service Charge: Approximately £971.00 per quarter

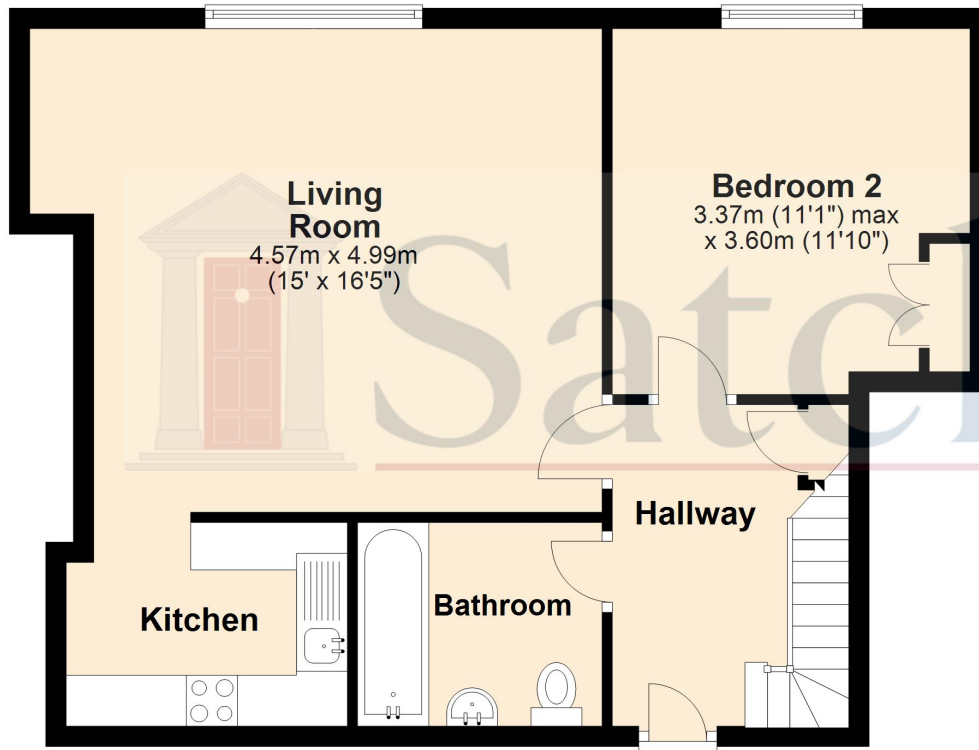




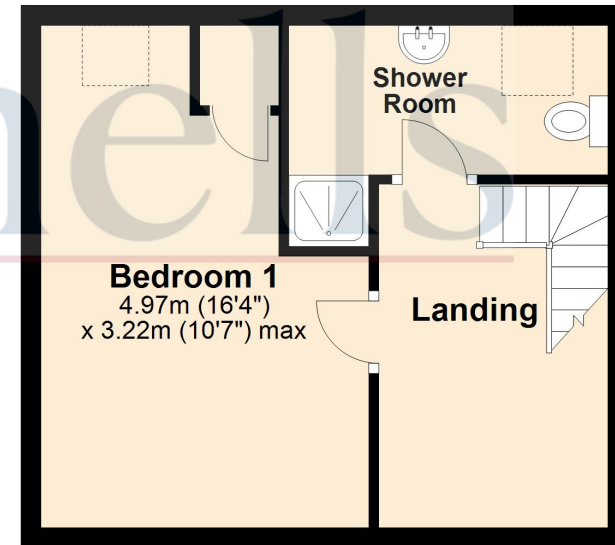
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Ground Floor



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.