



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





2 Bedroom Apartment

Guide Price £280,000 Leasehold

Located in the South 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.

Located on the second floor, this apartment is well positioned just opposite the lift, and has accommodation comprising entrance hall cloakroom, a large, bright and airy living room, fitted kitchen with integrated appliances and principal bedroom, with fitted furniture, and an en-suite shower room to the ground floor. To the first floor is a three piece family bathroom, a spacious dual aspect double bedroom with fitted furniture and feature beams, along with a large landing, ideal as home office space, and a large walk-in storage area. Externally are well tended communal grounds, an allocated parking space and ample visitors parking.

- Spacious duplex apartment
- Two double bedrooms
- En-suite shower room
- Family bathroom
- Light and airy living room
- Fitted kitchen with integrated appliances
- Allocated parking space
- Communal gardens
- Chain free
- EPC rating B. Council tax band D

Ground Floor

Communal Entrance:

Enter via door 4 and take the lift to the second floor.

Front Door:

Timber front door.

Entrance Hall:

Staircase leading to the first floor and large storage cupboard under. Cupboard housing gas boiler. Security entry phone. Radiator. Coved ceiling. Carpet as fitted.

Cloakroom:

A white suite comprising a pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Vinyl flooring.

Living Room:

Abt. 12' 6" x 24' 3" (3.81m x 7.39m) A spacious light and airy living room with twin aspect double glazed windows overlooking the landscaped gardens. Two radiators. Television point. Coved ceiling. Carpet as fitted.

Kitchen:

Abt. 10' 9" x 8' 5" (3.28m x 2.57m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, washer/dryer, and dishwasher. Tiled splash back. Double glazed window to front. Radiator. Extractor fan. Vinyl flooring.

Bedroom One:

Abt. 11' 0" x 17' 6" (3.35m x 5.33m) Double glazed window overlooking the grounds. A range of fitted bedroom furniture. Radiator. Television point. Coved ceiling. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Tiled splash back area. Heated towel rail. Extractor fan. Tiled flooring.

Half Landing:

Leads to family bathroom and stairs leading to the full landing.

Bathroom:

A white suite comprising panelled bath with mixer tap with shower attachment and glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Vinyl flooring.

**First Floor
Full Landing:**

A good size landing providing an excellent space for a home office. Doors to bedroom two and a spacious walk in storage room.

Bedroom Two:

Abt. 11' 11" x 17' 1" (3.63m x 5.21m) Dual aspect double glazed Velux windows. A range of fitted bedroom furniture. Feature beams. Radiator. Television point. Carpet as fitted.

Additional Information:**Lease Details:**

Lease Term: Approximately 977 years remaining

Ground Rent: £150.00 per annum

Service Charge: Approximately £5,000 per annum

Agents Note:

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

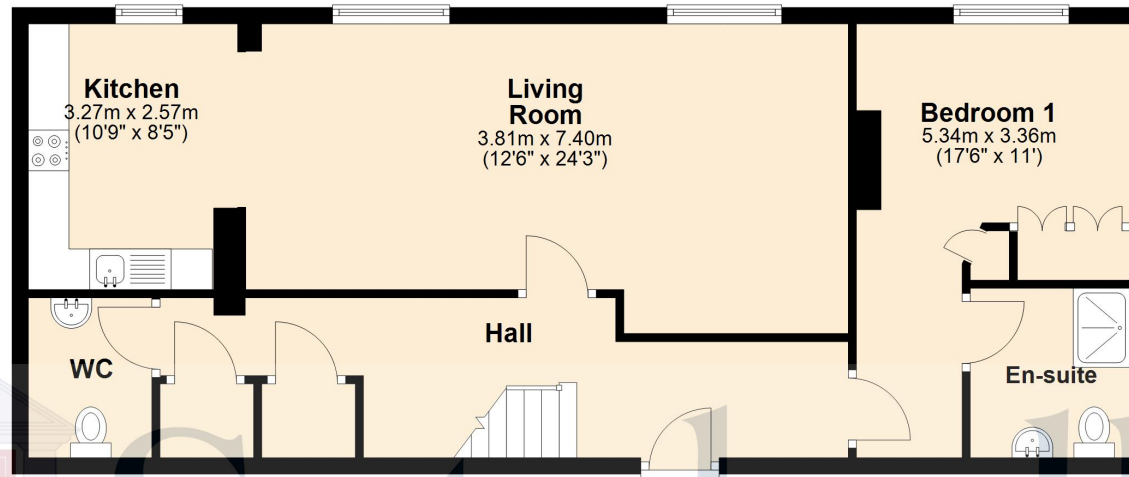




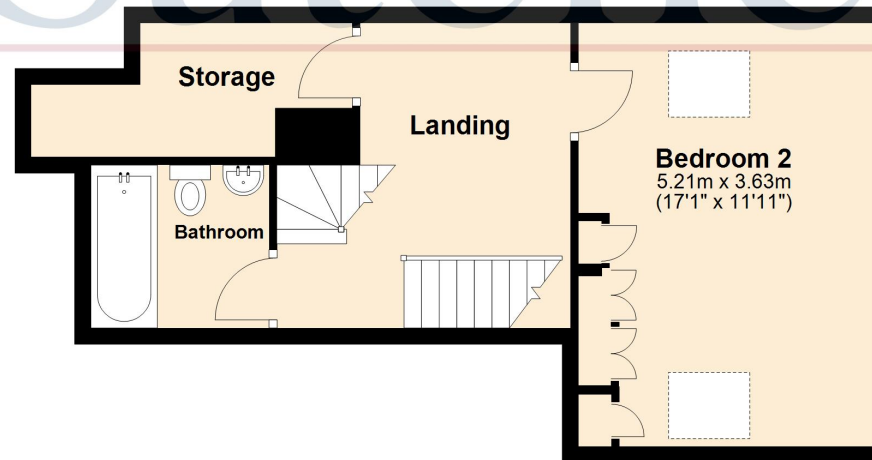
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Ground Floor



First Floor



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.