



South Wing, Fairfield Hall, Hertfordshire. SG5 4FY





2 Bedroom Apartment

Guide Price £260,000 Leasehold

A beautifully presented first floor apartment located in the prestigious Fairfield Hall, a 19th Century Grade II listed building, set in acres of communal grounds.

The accommodation itself is of a good size and comprises entrance hall, a spacious light and airy living room that is open plan to a modern kitchen with integrated appliances, a large principal bedroom with fitted furniture and a refitted bathroom on the lower level, with a double second bedroom/mezzanine on the upper level. Further benefits include excellent storage, allocated parking and ample additional visitors parking.

- Immaculate first floor apartment
- Large open plan living space
- Two double bedrooms
- Fitted furniture to principal bedroom
- Refitted bathroom
- Fitted kitchen with integrated appliances
- Allocated parking
- Landscaped communal grounds
- Must be viewed
- EPC rating C. Council tax band C

Ground Floor

Communal Entrance:

Entry via door 2. Take the lift or stairs to the first floor.

Front Door:

Timber front door.

First Floor

Entrance Hall:

Security entry phone. Two radiators. Storage cupboard housing gas boiler. Further large storage cupboard. Stairs to mezzanine/bedroom two. Carpet as fitted.

Living Room:

Abt. 18' 7" x 18' 7" (5.66m x 5.66m) A good size living room that is open plan to the kitchen. Dual aspect double glazed windows to the front and side. Two radiators. Television point. Telephone point. Coved ceiling. Carpet as fitted.

Kitchen:

A well appointed kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated dish washer, washer dryer and fridge freezer. Tiled splash back area. Wood effect flooring.

Bedroom One:

Abt. 13' 6" x 11' 6" (4.11m x 3.51m) A large double bedroom with double glazed window to front. A range of fitted bedroom furniture. Radiator. Carpet as fitted.

Bathroom:

A refitted white suite comprising a fully tiled walk in shower with rainfall shower and glass screen, pedestal wash hand basin and low level WC. Half tiled walls. Radiator. Extractor fan. Vinyl flooring.

Landing:

Carpet as fitted. Door to bedroom two.

Bedroom Two/Mezzanine:

Abt. 10' 11" x 8' 8" (3.33m x 2.64m) Radiator. Coved ceiling. Carpet as fitted.

Outside

Communal Gardens:

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

Parking:

Allocated parking space plus ample visitors parking.

Additional Information:

Lease Details:

Lease Term: 999 years from 2007

Ground Rent: £150.00 per annum

Service Charge: TBC

Agents Note:

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

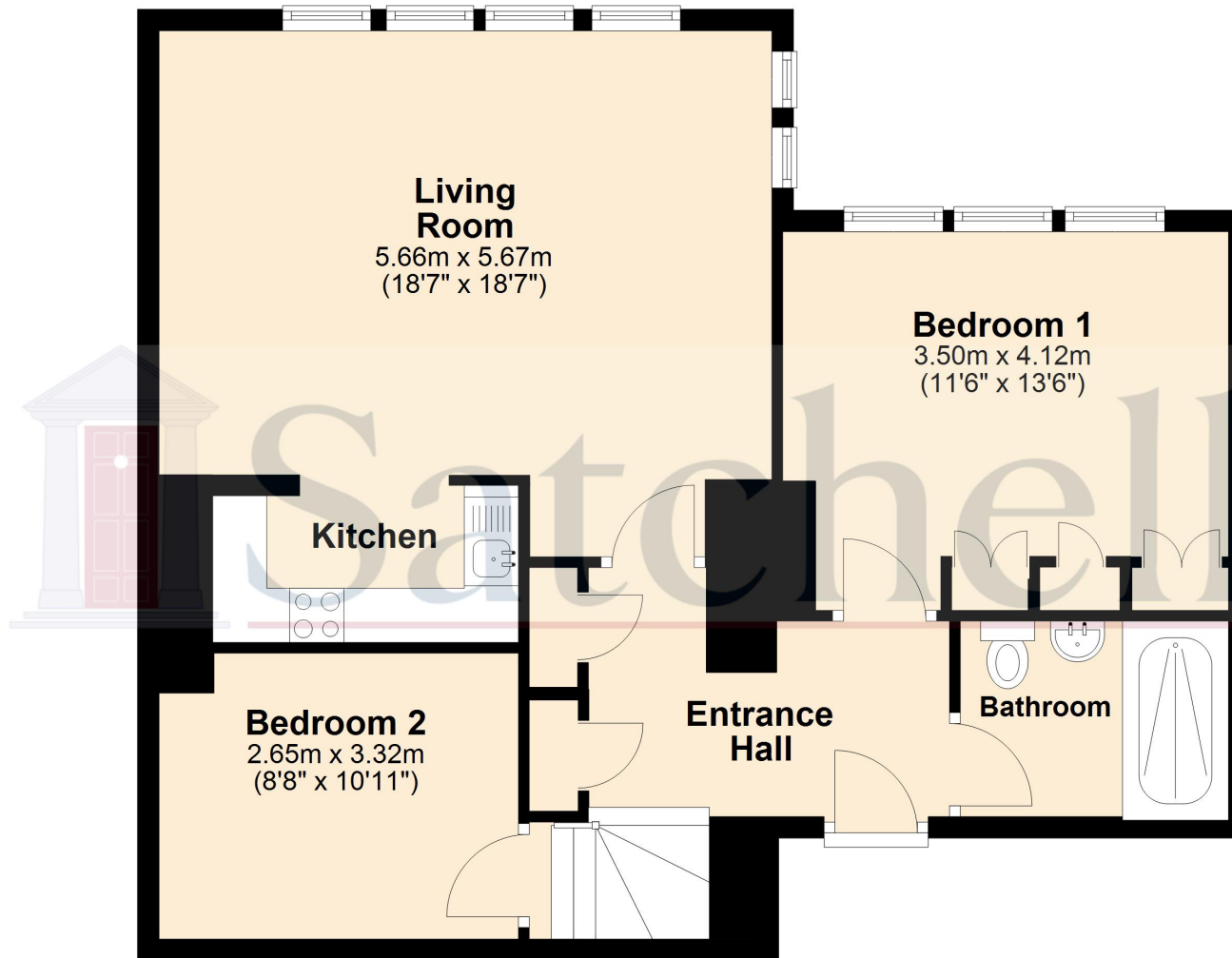




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Ground Floor



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.