



Pryor Wing, Fairfield, Hitchin, Hertfordshire. SG5 4FX







## 1 Bedroom Maisonette

### Guide Price £250,000 Leasehold

Early viewing is strongly advised on this beautiful one bedroom Mews style property located in the grounds of the highly regarded Grade II listed, 19th Century built Fairfield Hall.

- Ground floor apartment
- Private entrance
- Small garden area
- Two reception areas
- Fitted kitchen
- Large double bedroom
- Shower room
- Allocated parking space
- Must be viewed
- EPC exempt. Council tax band C

## Ground Floor

### Entrance:

Pathway leading to front door with small artificial grass garden area and hedge borders.

### Front Door:

Timber front door.

### Living Area:

Abt. 15' 5" x 9' 11" (4.70m x 3.02m) Three full height windows to side aspect. Television and telephone point. Radiator. Feature electric fire. Coved ceiling. Laminate flooring. Two steps leading to the dining area.

### Dining Area:

Abt. 17' 10" x 8' 2" (5.44m x 2.49m) Full height window. Radiator. Coved ceiling. Laminate flooring.

### Kitchen:

Abt. 9' 4" x 6' 9" (2.84m x 2.06m) Fitted with a range of eye and base level units with ample work tops. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine and dishwasher. Tiled splashback area. Coved ceiling. Laminate flooring.

### Inner Hallway:

Door leading to external communal hallway. Two large storage cupboards, one that houses the gas boiler. Radiator. Laminate flooring.

### Bedroom:

Abt. 20' 4" x 11' 11" (6.20m x 3.63m) A spacious double bedroom with full height window. Two radiators. Coved ceiling. Laminate flooring.

### Shower Room:

A white suite comprising fully tiled shower cubicle with shower, pedestal wash hand basin and low level wc. Heated towel rail. Extractor fan. Fully tiled walls. Vinyl flooring.

### Outside

#### Communal Gardens:

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

### Parking:

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

### Lease Information:

Lease term: Approx 988 years remaining

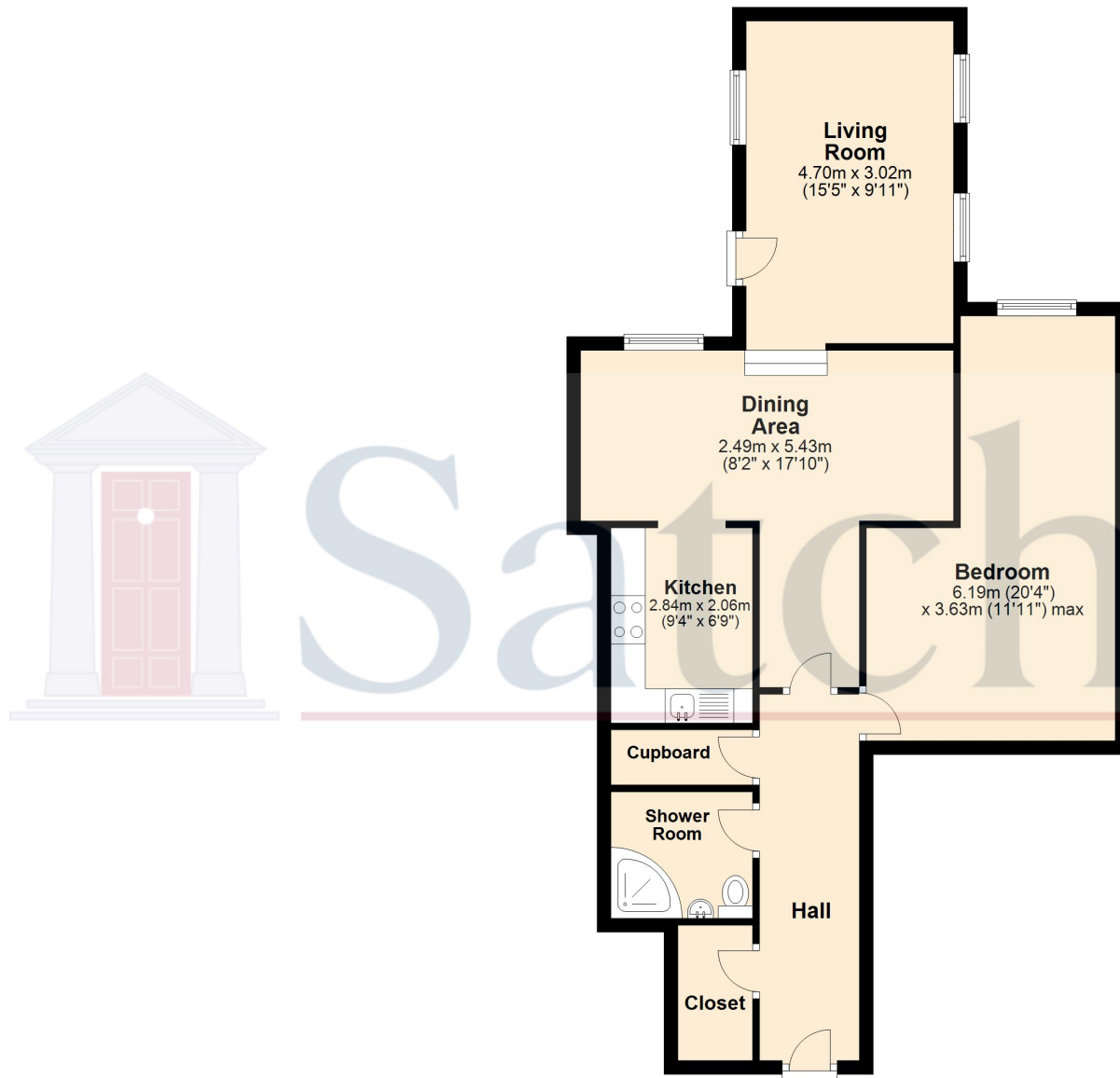
Service Charge: Approx £260 per month

Ground Rent: £150 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.

## 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.