

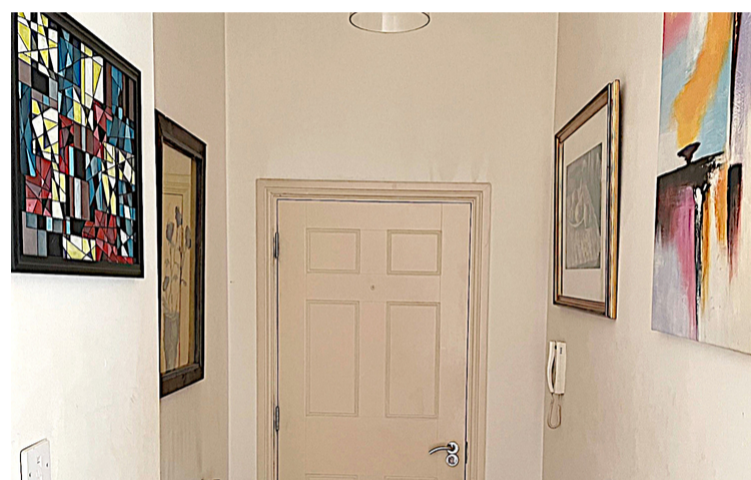
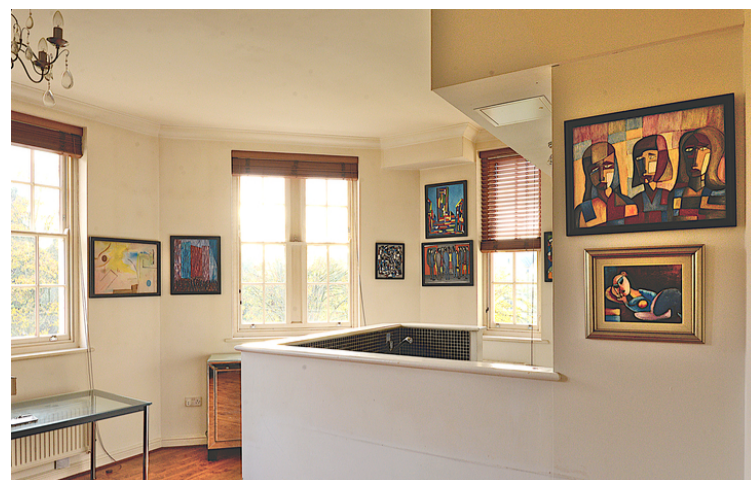
# Fairfield Hall



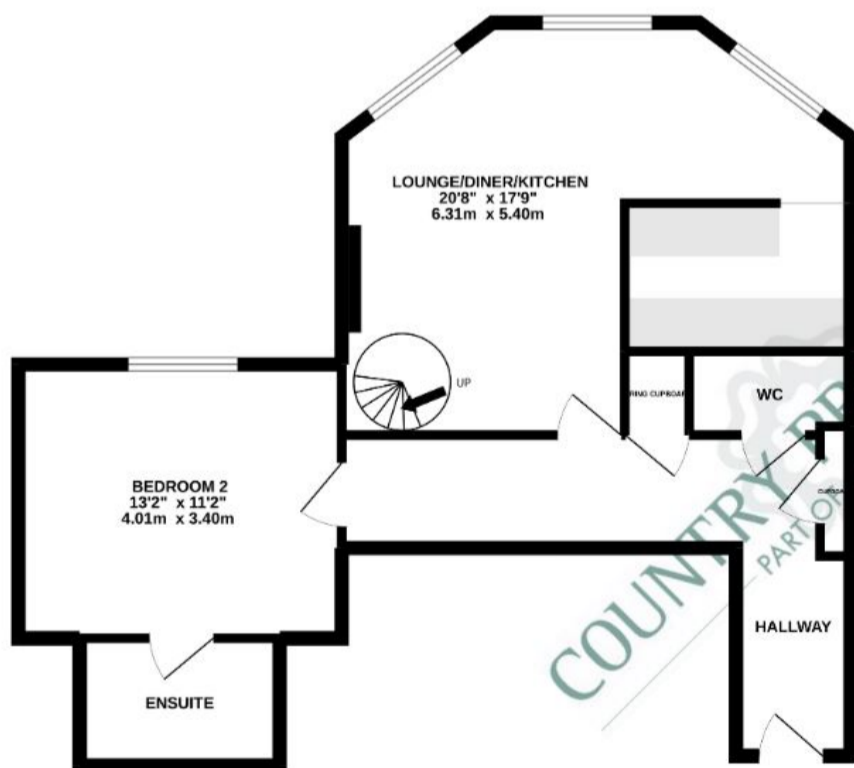
Viewing by appointment only

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This beautiful apartment is situated within a grade II listed Victorian building on the outskirts of Hitchin and Stotfold. The property is set in a gated development and the building is surrounded by beautiful gardens, cricket grounds and within a short walk to local shops, hairdressers and gym on the grounds with a great community atmosphere for all age groups. This two bedroom property is set over two floors, starting from the second floor. Located in the East wing with fantastic views and floods of natural light from the large windows. The property offers an allocated parking space and plenty of visitors parking.



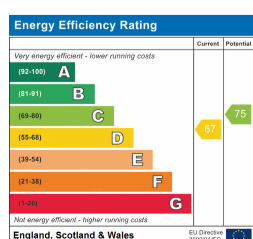
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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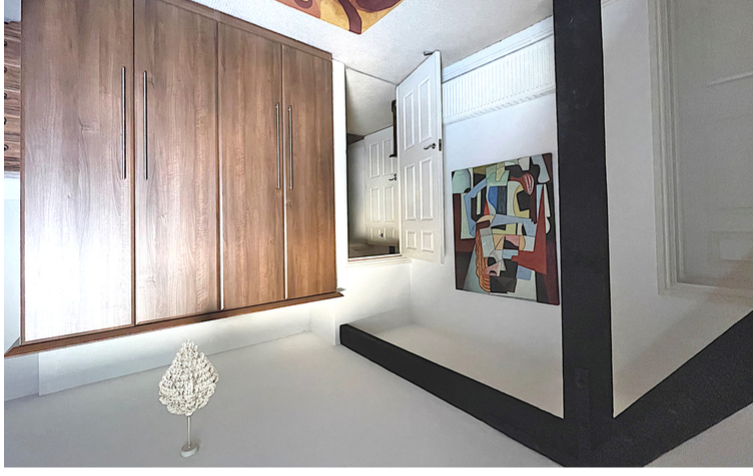
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

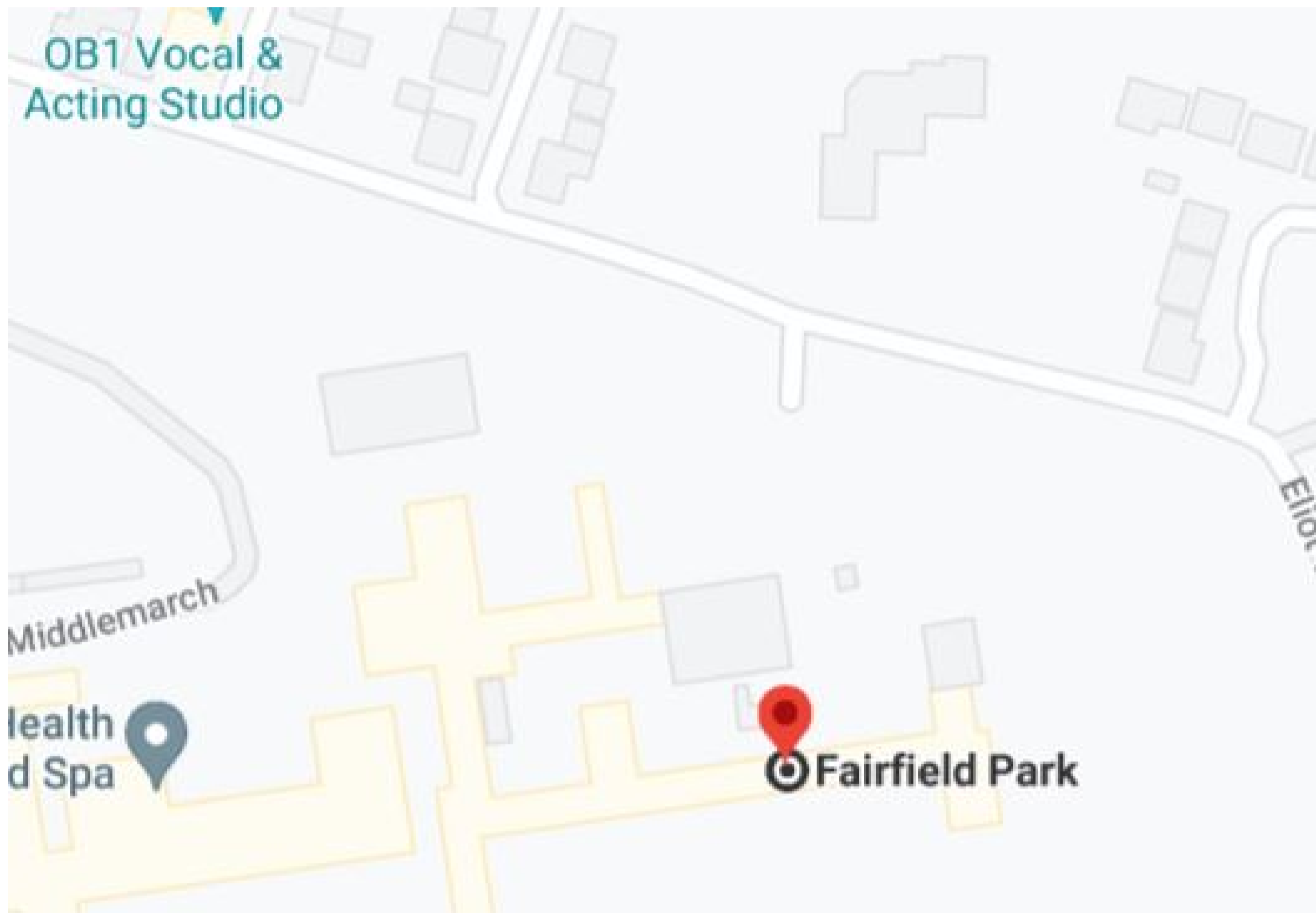
## Location

### Fairfield

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, garden centre and Bannatyne's gym, spa and restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.

- Open plan kitchen/diner living area
- Arranged on two levels
- Spiral staircase to upper floor
- Fitted wardrobes in both bedrooms
- Allocated parking & visitor parking
- Service charge £819 per quarter
- Ground rent £75 every 6 months
- Leasehold (988 years remaining)
- Council Tax - Band D
- EPC - Band D





### Room Sizes

Lounge / Diner / Kitchen - 6.3m x 5.4m (20' 8" x 17' 9")

Bedroom 2 - 4m x 3.4m (13' 1" x 11' 2")

Master bedroom - 5.4m x 4.6m (17' 9" x 15' 1")