



Fairfield Hall

Huntingdon Wing, Fairfield,
Hertfordshire, SG5 4FY

£220,000

COUNTRY PROPERTIES
PART OF HUNTERS

A stunning one bedroom luxury apartment situated in the Huntingdon Wing of Fairfield Hall. The entrance to Fairfield Hall is accessed via electric gates leading down to the grand Victorian building, with cricket grounds and lovely communal gardens. There is one allocated parking space and visitors parking available. This apartment is situated on the first floor with access by stairs and lifts. The apartment is light and spacious with a generous size bedroom, modern bathroom and stunning open plan living/dining and kitchen area. The view from the living area looks over the grounds with high ceilings and feature window. The gym is just downstairs and the grounds offer plenty of lovely walks to enjoy.



- First floor apartment
- Grade II listed Victorian building
- High ceilings and feature windows
- Spacious double bedroom
- Approx 620 sq ft of accommodation
- Lease 999 years from 2003
- Ground rent £150 PA
- Maintenance charge £2,434 PA
- One allocated parking space and visitor parking
- Surrounded by acres of parkland walks





Room Sizes

Sitting / Dining Room - 5.48m x 6.69m (18' 0" x 21' 11")

Kitchen - 1.72m x 3.18m (5' 8" x 10' 5")

Bathroom - 1.72m x 2.28m (5' 8" x 7' 6")

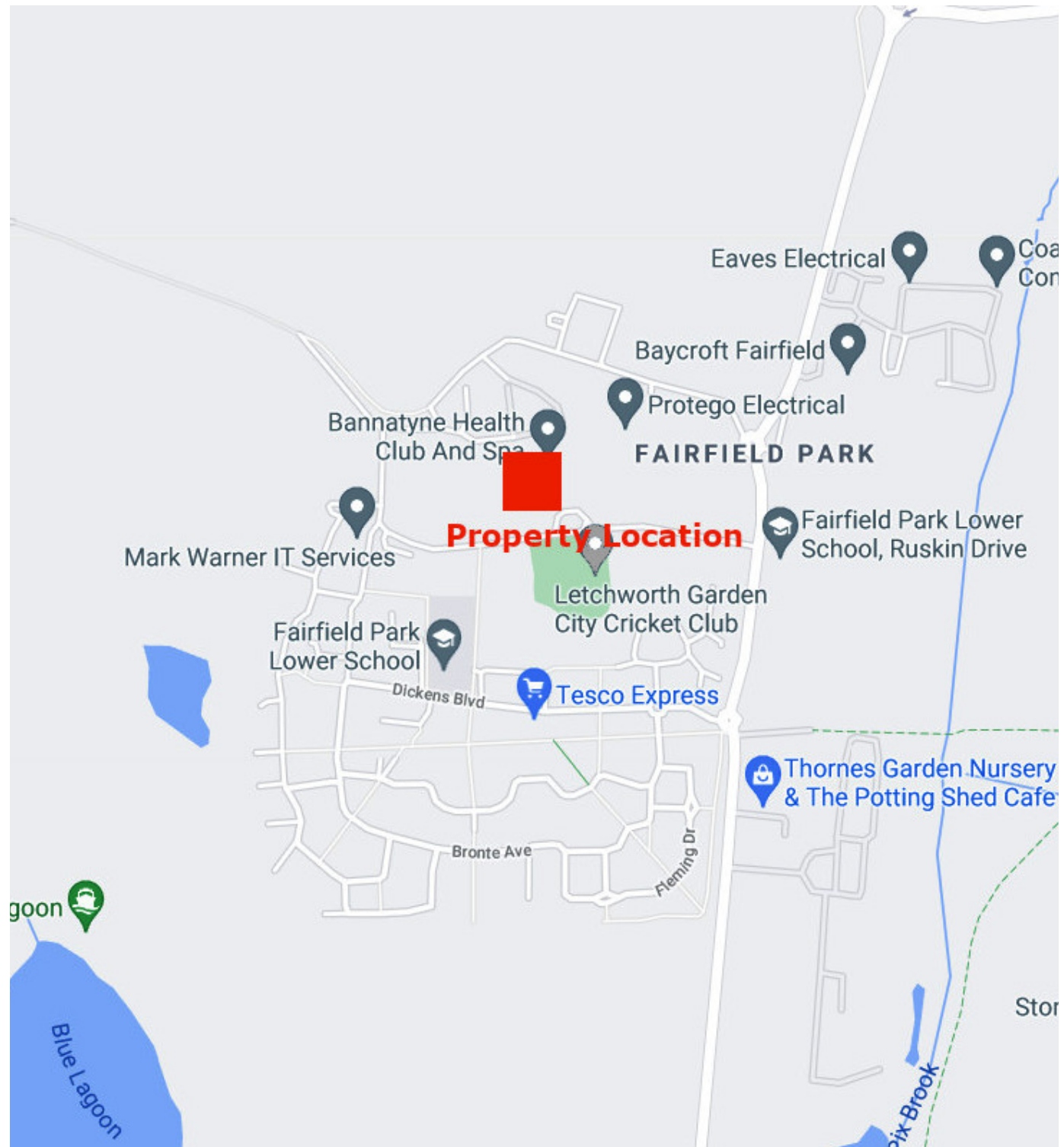
Bedroom - 3.17m x 5.54m (10' 5" x 18' 2")



Location

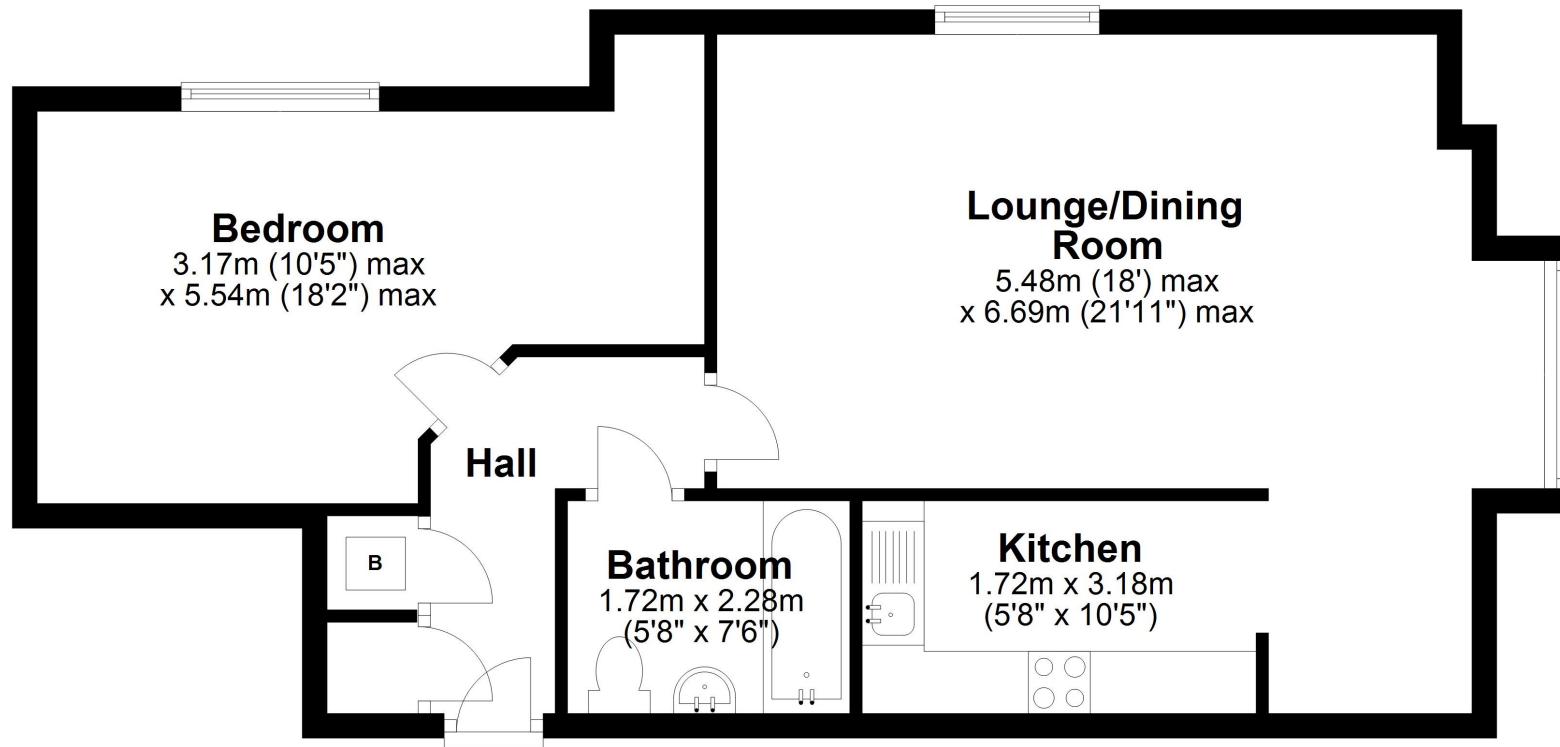
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Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 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.



Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	68	76
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.

Viewing by appointment only

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