



# Pryor Wing

Fairfield,  
Bedfordshire, SG5 4FY  
£245,000

country  
properties

This stunning one bedroom apartment situated in the sought after Pryor Wing is offered in excellent condition and benefits from its own personal south facing balcony which is ideal for Alfresco evenings. Surrounded by acres of beautiful well maintained countryside walks and located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club.

- Personal decked balcony with views of the hall and grounds
- Unique one bedroom apartment
- Situated in the desirable Pryor Wing of Fairfield Hall
- Large open plan living and kitchen area with vaulted ceiling
- Mezzanine bedroom and separate bathroom
- South facing balcony
- EPC Band C

## GROUND FLOOR

### Communal Entrance Hall

Multi pane sash windows to dual aspect. Stairs raising to first floor.

### First Floor

### Entrance Hall

Doors into Cloakroom and Sitting/Dining Room. Stairs raising to first floor. Under-stairs storage cupboard. Security intercom system. Wood effect flooring.

### Cloakroom

LLWC. Pedestal wash hand basin. Tiled splashbacks.

### Sitting /Dining Room

20' 7" x 19' 2" (6.27m x 5.84m) Double glazed window overlooking balcony. Double glazed double doors onto balcony. Wood effect flooring. Radiator.

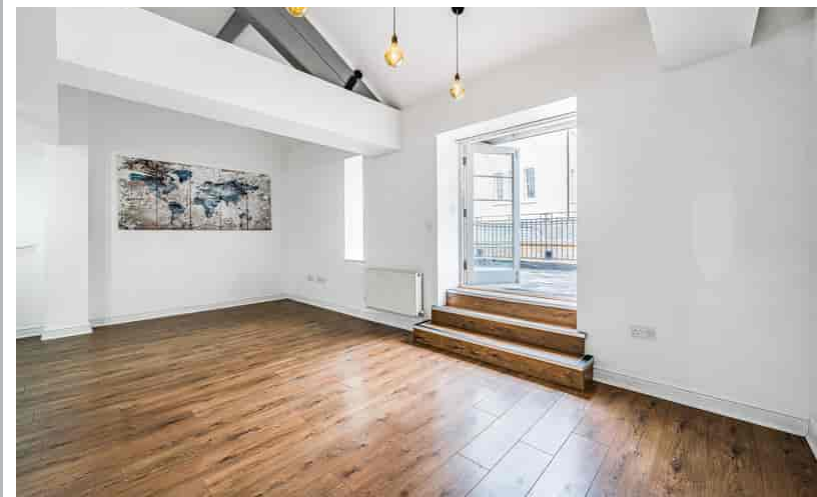
### Kitchen

9' 1" x 8' 7" (2.77m x 2.62m) A range of wall and base units with oak worksurfaces over. Tiles splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer taps over. Built in electric oven and grill. Built in gas hob with stainless steel extractor hood over. Space and plumbing for washing machine. integrated fridge/freezer. Wood effect flooring.

### Mezzanine - 2nd Floor

### Bedroom

15' 0" x 11' 0" (4.57m x 3.35m) Overlooking the Sitting/Dining Room. Radiator. Velux window.



## Bathroom

8' 8" x 5' 9" (2.64m x 1.75m) Suite comprising panel enclosed bath with mains shower over and glass side screen. LLWC. Pedestal wash hand basin. Tiled splashbacks. Velux window.

## Balcony

19' 3" x 9' 5" (5.87m x 2.87m) Accessed from the Sitting/Dining Room. Enclosed with fencing and wrought iron railings. Large decked patio.

## Outside

## Communal Grounds and allocated parking space

Outside, the apartment benefits from the extensive communal grounds and is a short walk from the Bannatyne Health Club and Spa and The Orchard Restaurant. The apartment comes with an allocated parking space and there is additional visitor parking available.

## AGENT NOTE

Length of lease: 999 years from 1 January 2003

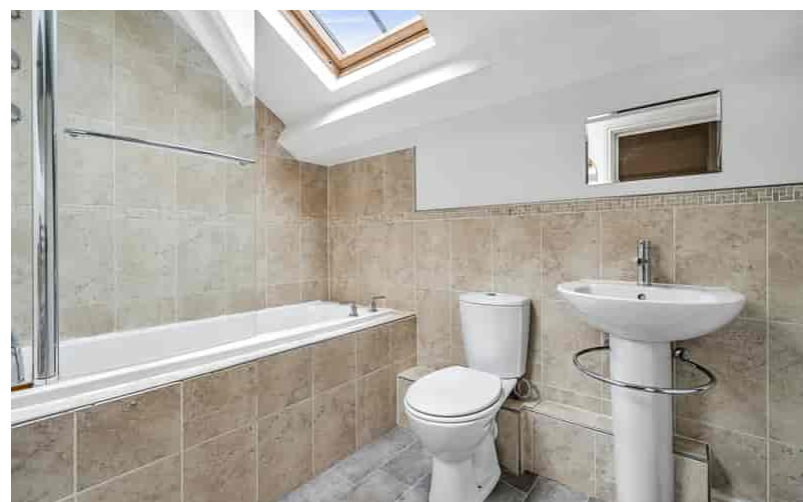
The vendor informs us that the current Ground rent is £150 pa  
Annual service charge is TBC

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

## Location

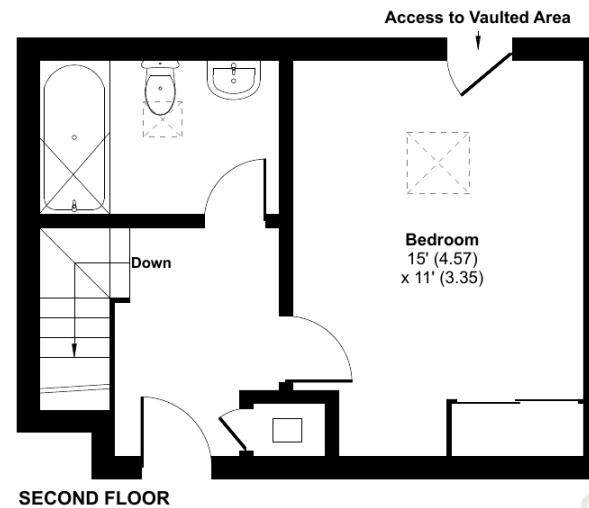
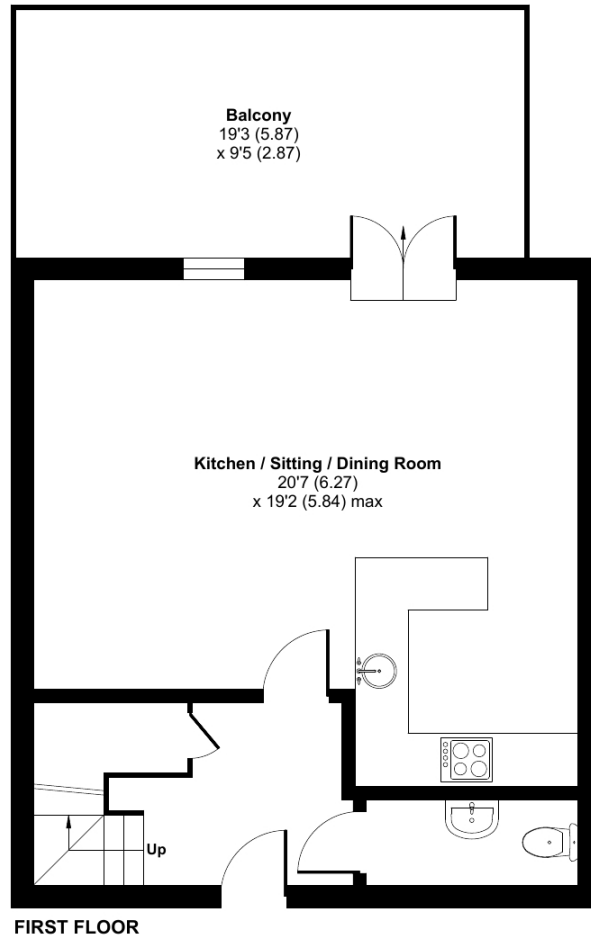
## Fairfield Hall

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.



Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1020581



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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