



Fairfield Hall

Apartment 87 West Wing, Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FX

£425,000

COUNTRY PROPERTIES
PART OF HUNTERS

An impressive and unique ground floor apartment at the end of the West Wing of Fairfield Hall. The property has been upgraded throughout and is offered with re-fitted shower rooms and re-fitted kitchen to include Quooker boiling water system, drinking water filter and filter flow tap and fully integrated Neff integrated appliances. The master bedroom has an en-suite shower room and large fitted wardrobes taking advantage of the high ceilings for lots of storage space. A grand sitting dining room has a large bay windows overlooking the West lawn. In arguably the quietest and most secluded location in Fairfield Hall. The apartment offers 1,057 sq ft of accommodation and a 999 year lease from 2003.

- Master bedroom with built in wardrobes and en suite
- Fantastic presentation throughout - just move in
- Remote controlled gated access to allocated parking
- Excellent commuter access via Letchworth mainline station into Kings Cross in 35 minutes
- Stylish re fitted bathroom and en suite with underfloor heating
- Countryside walks on your doorstep
- Ballantyne's Spa and health club situated a short walk away



Entrance

Communal entrance with security intercom system.

Entrance Hall

Full height multi-pane window to side. Oak flooring. Radiator. Security intercom system. Storage cupboard and shelving. Further storage cupboard housing wall mounted gas boiler.

Lounge / Diner

10.74m x 5.38m (35' 3" x 17' 8")
Full height multi-pane walk in bay window to front. Two further full height multi-pane windows to front. Oak flooring. Three radiators. Door into kitchen

Kitchen

3.76m x 2.34m (12' 4" x 7' 8")
A range of wall and base units with granite work surface over. Inset 1.5 sink and drainer unit with swan neck mixer tap and Quooker boiling hot water tap over. Integrated Neff dishwasher and washing machine. Built in Neff electric oven and grill. Neff induction hob with granite splashback and extractor hood over. Integrated Neff microwave. Integrated fridge and freezer. Wood effect Amtico flooring. Radiator. Two full height multi-pane sash windows to front.

Bedroom 1

5.77m x 3.68m (18' 11" x 12' 1")
Two full height multi-pane sash windows to side. Built in wardrobes with sliding doors. Door to en-suite.



En-suite

Suite comprising shower cubicle, vanity wash hand basin and low-level WC. Ceramic tiled flooring. Fully tiled walls. Extractor fan. Chrome heated towel rail. Under floor heating.

Bedroom 2

3.71m x 3.68m (12' 2" x 12' 1")

Two full height multi-pane sash windows to side. Built in wardrobes with shelving and sliding doors. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over and glass side screen, vanity wash hand basin and low-level WC. Ceramic tiled flooring with under floor heating. Fully tiled walls. Chrome heated towel rail.



Communal Grounds

Breathtaking grounds and mature woodland provide an excellent range of facilities including Bannatyne's Health Club and Tesco store, hairdressers, dry cleaners and a well-regarded lower school. Situated on the Herts/Beds border just five minutes from junction 10 of the A1(M). There is a mini bus that runs a shuttle service from the gates of Fairfield Park to Arlesey train station, with a direct link to Kings Cross (journey time 39 minutes) alternatively Letchworth train station provides a direct link to Kings Cross in approx. 35 mins.

Agents Note

We understand there is a 999 year lease on this property which commenced in 2003.

Maintenance Charge: £4100 per annum

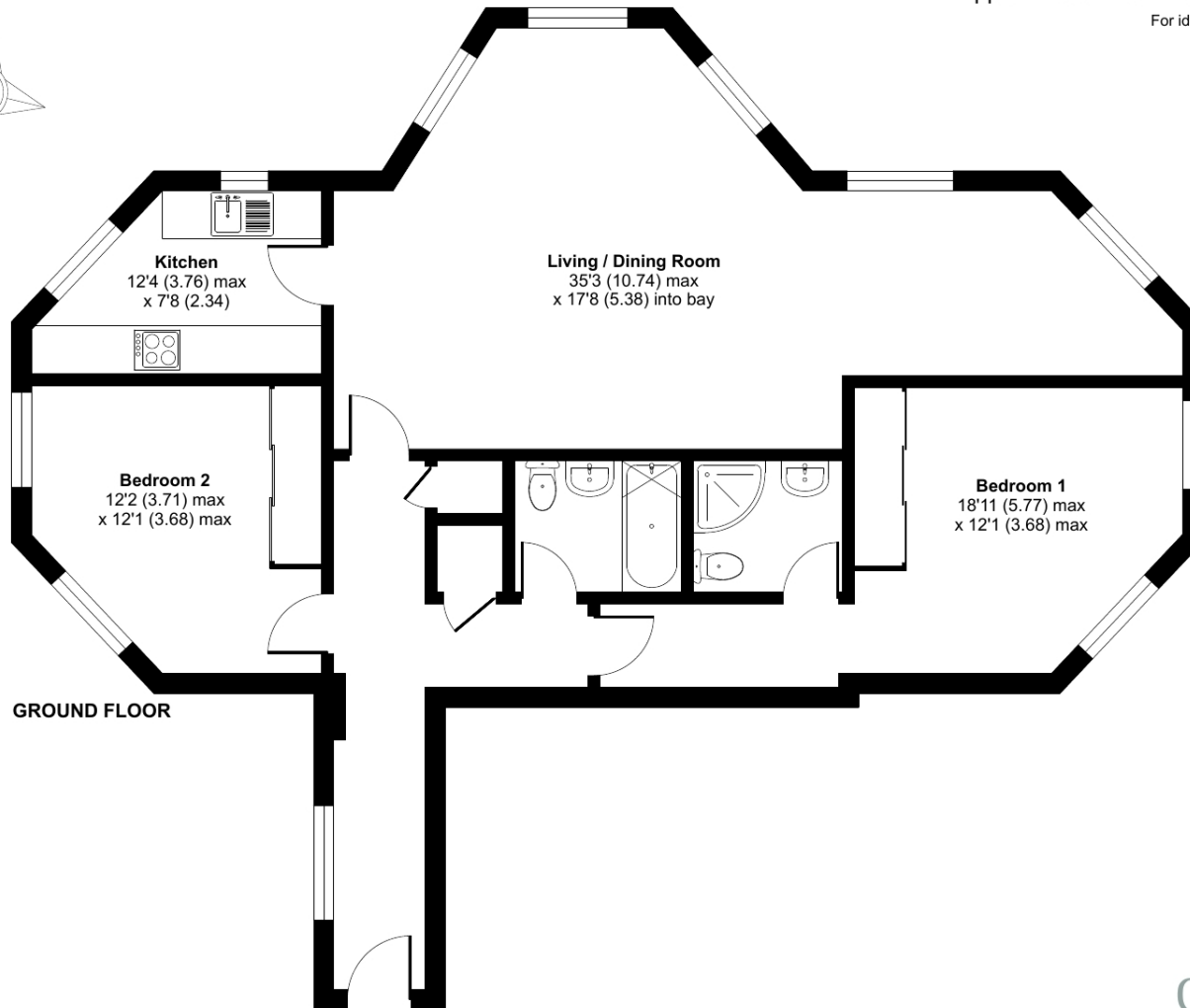
Ground Rent: £150 per annum

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





Approximate Area = 1057 sq ft / 98.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 1051073



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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