



Fairfield Hall

Apartment 9 East Wing, Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FX

£310,000

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A stunning two bedroom ground floor apartment situated in the East Wing of a beautiful Grade II listed Victorian building. The property is surrounded by acres of wonderful walks within the grounds, and was converted in 2006 into luxury unique apartments.

- Grade II listed building
- Ground floor apartment
- Beautiful well kept grounds and gardens
- Fantastic feature bay windows and high ceilings
- Sought after South facing aspect
- Gated development with allocated off road parking and visitor spaces
- Council Tax - Band C

GROUND FLOOR

Entrance

Communal entrance with security intercom system.

Hallway

Doors to living room, bathroom, WC and both bedrooms. Radiator. Entry phone. Wood-effect flooring.

Cloakroom

Low level WC and pedestal wash hand basin. Chrome heated towel rail. Tiled floor.

Living Room

5.79m (into bay) x 4.19m (max) (19' 0" x 13' 9")

Walk in bay window to front overlooking the grounds. Wood-effect flooring. Radiator. Built in cupboard. Opening through to kitchen.

Kitchen

3.15m x 2.24m (10' 4" x 7' 4")

A range of wall and base units with roll-edge work surfaced over and upstands. Stainless steel sink and drainer unit with swan neck mixer tap over. Integrated double oven and electric hob with stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Radiator. Wood-effect flooring. Window to front.



Bedroom 1

4.01m x 3.89m (13' 2" x 12' 9")

Built-in, floor to ceiling, wardrobes.

Radiator. Window to front. Wood-effect flooring.

Bedroom 2

3.91m x 3.33m (12' 10" x 10' 11")

Radiator. Window to front.

Bathroom

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Heated towel rail. Tiled floor.

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/ St Pancras in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, dry cleaners, garden centre and Bannatyne's gym and spa along with The Orchard restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.

AGENT'S NOTES

Charges & Lease

The vendor informs us of the following charges and lease information.

Service Charge: £300 per month

Ground Rent: £75 every six months

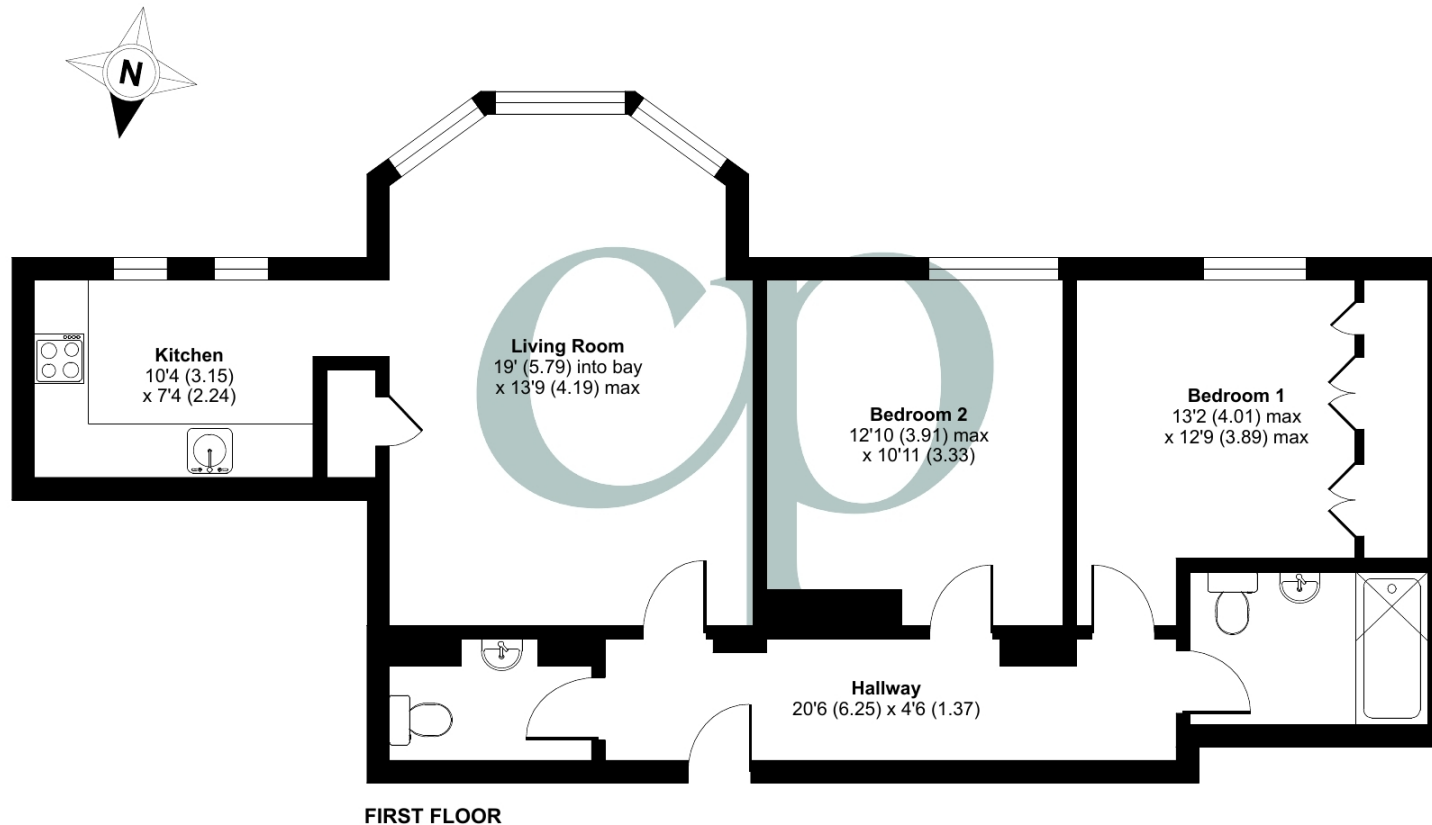
Lease remaining: 978 years

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




Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 2024. Produced for Country Properties. REF: 1091132

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

Viewing by appointment only

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