



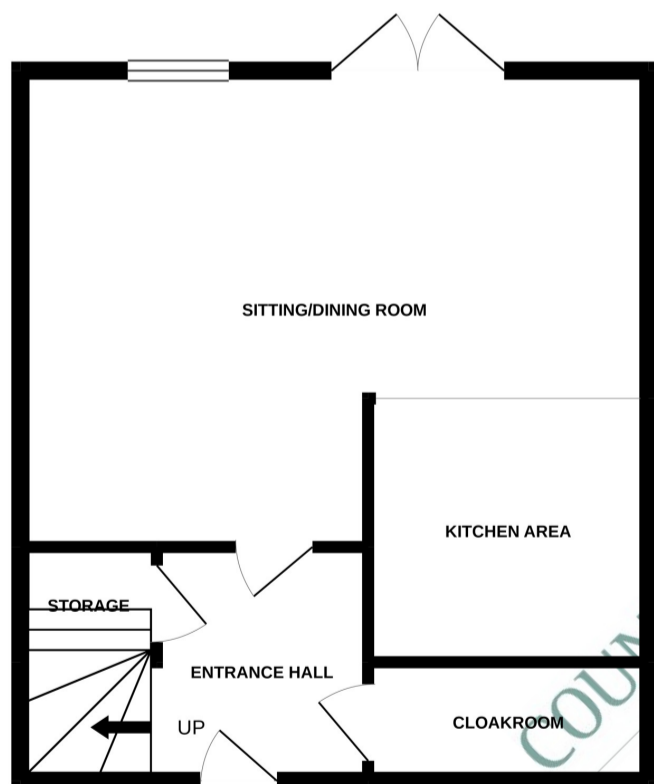
Viewing by appointment only

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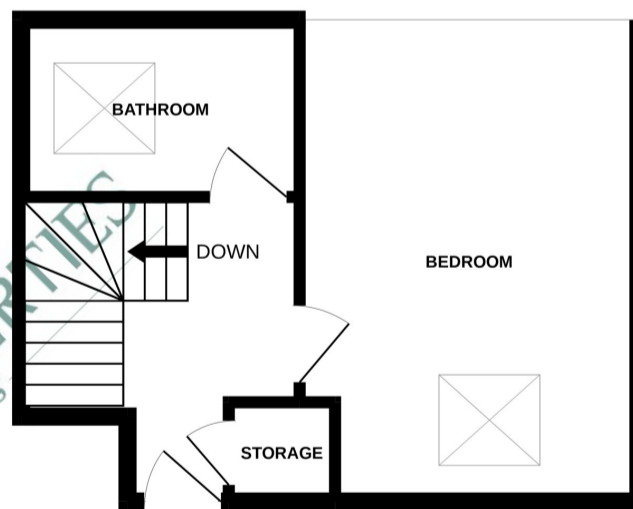
This unique one bedroom apartment is situated in the desirable Pryor Wing, separate from the main hall this wing has its own entrance and a very impressive hall and staircase up to the first floor. The apartment has a sophisticated modern feel, with an open plan living area, vaulted ceiling, and good size kitchen featuring grey shaker style cabinets and wooden worktops. From the living area there are steps up to the large personal balcony, a perfect place to dine, or sit and read during the summer days. A cloakroom is situated off the entrance hall and stairs rise to the mezzanine bedroom which overlooks the living area with a separate bathroom completing the accommodation. 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.



GROUND FLOOR



1ST FLOOR



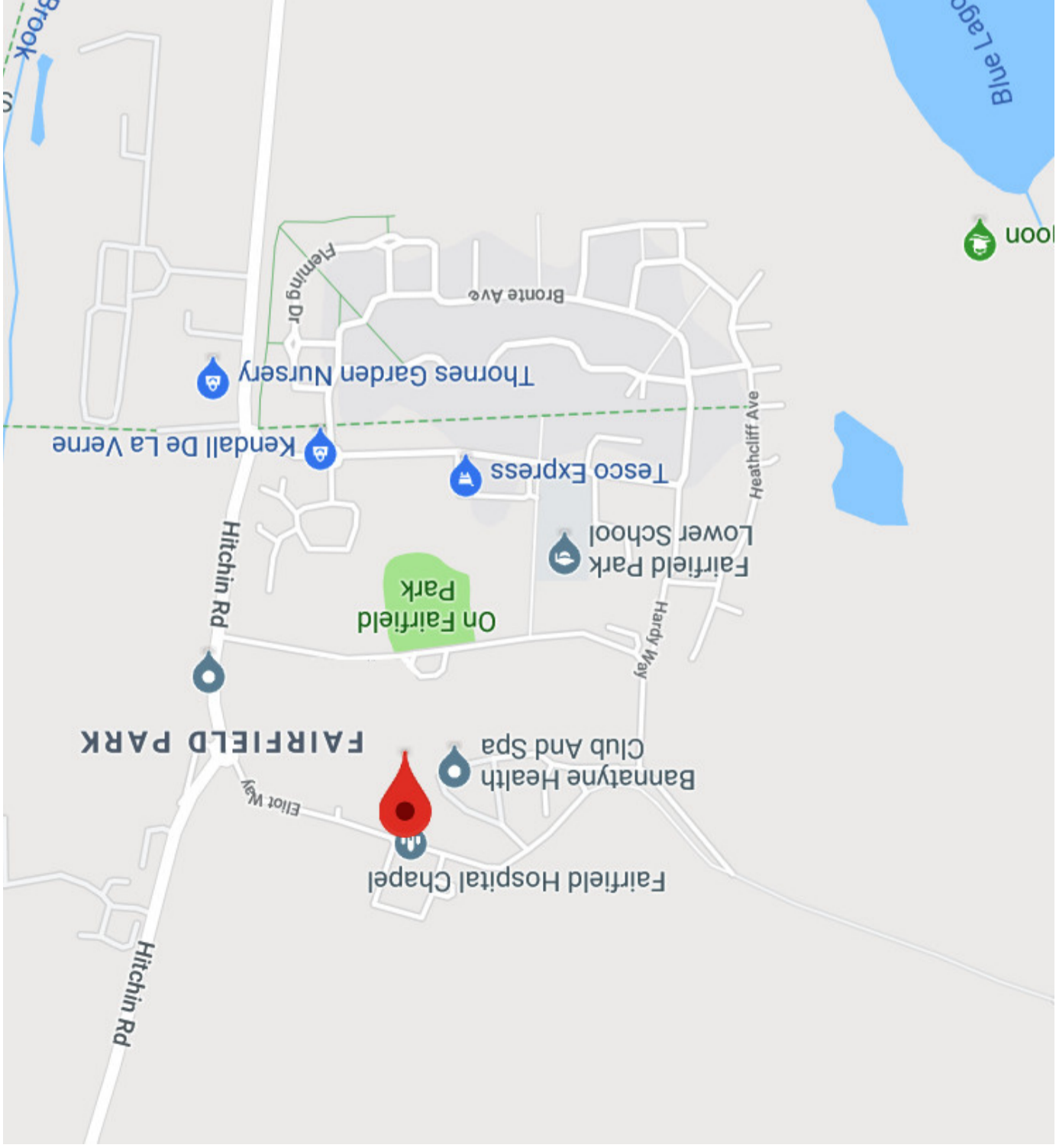
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 Bannatynes gym, spa and restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.



- Unique one bedroom apartment
- Situated in the desirable Pryor Wing of Fairfield Hall
- Large open plan living and kitchen area with vaulted ceiling
- Personal decked balcony with views of the hall and grounds
- Cloakroom
- Mezzanine bedroom and separate bathroom
- Service Charge £240 per month
- Ground Rent £150 per annum
- Lease - 999 years from date of conversion (2005 / 06)
- South facing balcony





Room Sizes

Sitting / Dining Room - 20' 5" x 15' 6" (6.22m x 4.72m)

Kitchen - 9' 1" x 8' 7" (2.77m x 2.62m)

Bedroom - 15' 9" x 11' 0" (4.80m x 3.35m)

Bathroom - 8' 8" x 5' 9" (2.64m x 1.75m)

