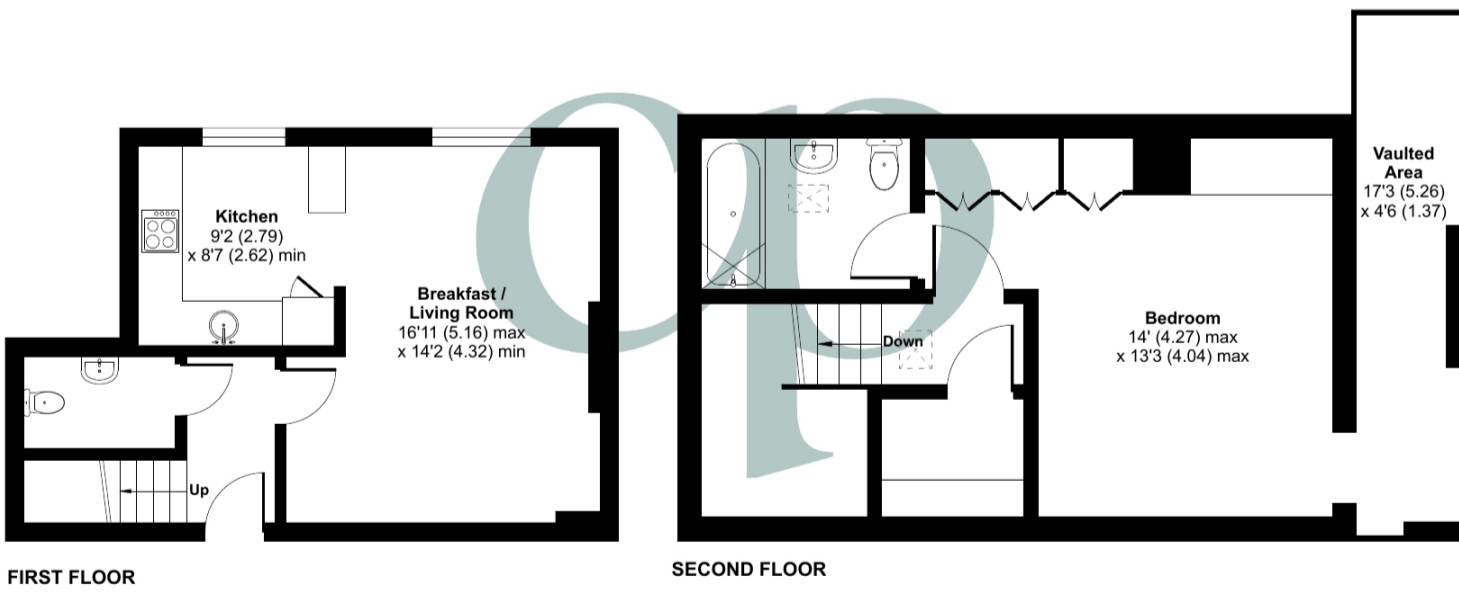




Approximate Area = 689 sq ft / 64 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1115005

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

Country Properties | 1, Arlesey Road | SG5 4HA  
 T: 01462 834022 | E: stotfold@country-properties.co.uk  
 www.country-properties.co.uk

A stunning one bedroom apartment situated in the Bedford 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.

- Beautiful well kept grounds and gardens
- Gated development with allocated off road parking and visitor spaces
- Bannatyne's gym and spa on the development along with The Orchard restaurant
- Countryside walks on your doorstep with immaculately maintained grounds
- Offered with no upward chain

## GROUND FLOOR

### Entrance Hall

Doors to Kitchen/living room and cloakroom. Stairs rising to first floor.

### Kitchen Area

2.79m x 2.62m (min) (9' 2" x 8' 7")  
A range of wall and base units with roll-edge work surfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splash backs. Integrated electric double oven and gas hob with stainless steel extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Wooden flooring. Multi-pane window to rear.

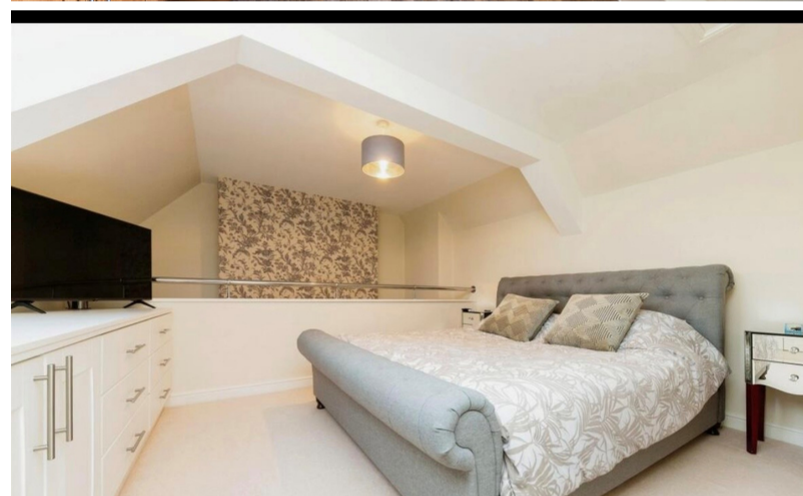
### Living / Dining Room

5.16m (max) x 4.32m (min) (16' 11" x 14' 2")  
Multi-pane window to rear. Two radiators.

## FIRST FLOOR

### Bedroom

4.27m (max) x 4.04m (max) (14' 0" x 13' 3")  
Fitted wardrobe. Velux window. Radiator. Door to en-suite.



### En-Suite

Suite comprising panel enclosed bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC. Partially tiled walls. Velux window. Radiator.

## OUTSIDE

### Parking

One allocated parking space and visitor parking.

## OTHER INFORMATION

### Local Area

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 Kings Cross / St Pancras in less than 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.

### Agents Note

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

Maintenance Charge: £3,078 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.

