



Viewing by appointment only

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A stunning three bedroom penthouse apartment with stunning balcony and views over the fields of Stotfold. This property was built in 2017 and still offers an NHBC warranty. The property offers two parking spaces to the front and is surrounded by communal gardens. There is a secure entry system to the front door and lifts taking you up to the third floor where you find the penthouse. The apartment is light and spacious with beautifully designed kitchen and bathrooms throughout. A light, airy living room, dining and kitchen create that open plan living and lead out to the stunning balcony. As there are three good size bedrooms one is currently being used as a sitting room - if you prefer a cosy evening. There is also plenty of storage and walk in study area which could also be used as a walk in wardrobe. The ground rent is £350 per annum and service charge is currently £1472.14 yearly. The lease is 250 years from new in 2017.



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.

Location

Fairfield Gardens

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, surrounded by 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



- Penthouse apartment
- 3 double bedrooms - 2 with en-suites
- Approx 1,250 sq ft of accommodation
- Light, airy living area with balcony
- Kitchen with island breakfast bar
- Country views from the balcony
- 2.5 miles to Letchworth train station
- 1.9 miles to the A1m
- Two allocated parking spaces close to the building
- One person needs to be over 55 to reside



Room Sizes

Living Area - 3.1m x 2.62m (10' 2" x 8' 7")

Dining Area - 3.78m x 2.95m (12' 5" x 9' 8")

Kitchen - 3.86m x 3.61m (12' 8" x 11' 10")

Bedroom 1 - 6.5m x 3.23m (21' 4" x 10' 7")

Bedroom 2 - 4.78m x 2.59m (15' 8" x 8' 6")

Bedroom 3 - 4.11m x 3.12m (13' 6" x 10' 3")

