



Fairfield Hall

Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FY

£240,000

country
properties

This stunning one bedroom apartment is offered CHAIN FREE and is part of Fairfield Hall which is set in a beautiful Grade II listed Victorian building converted into luxury apartments in 2006. The property is surrounded by acres of wonderful walks and also has Bannatynes gym and Spa within the grounds.

- Master bedroom with mezzanine overlooking the living area and vaulted ceiling
- Beautiful well maintained countryside walks on your doorstep
- OFFERED WITH NO UPWARD CHAIN
- Fully integrated kitchen
- Excellent presentation throughout - Just move in
- 23ft Open Plan - Living/Kitchen area with vaulted ceiling and full height window

GROUND FLOOR

Entrance Hall

Security intercom system. Wood effect flooring. Radiator. Large storage cupboard housing a wall mounted gas boiler and shelving. Stairs rising to first floor.

Kitchen/dining/living room

23' 7" max x 15' 0" max (7.19m x 4.57m)
Open plan kitchen/dining/living room with fitted kitchen with range of wall and base units with roll edge worksurfaces over. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Built in electric oven and gas hob with stainless steel extractor hood over. Integrated washing machine. Integrated fridge/freezer . Wood effect flooring. Living/dining area with wood effect flooring. Multi-pane double glazed windows. Two radiators. Vaulted ceilings.

FIRST FLOOR

Landing

Doors into bedroom and bathroom. Radiator.



Bedroom

12' 5" x 11' 8" (3.78m x 3.56m) Vaulted ceilings with double glazed velux window. Radiator. Exposed ceiling beam with mezzanine over the kitchen/living area.

Bathroom

Bathroom suite comprising panel enclosed bath tub with glass shower side screen and shower over, pedestal wash hand basin and low level WC. Tiled splashbacks. Tiled flooring. Extractor fan. Radiator.

OUTSIDE

Parking

Allocated parking space plus visitors parking spaces.

Communal Gardens

Well maintained communal gardens.

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

Length of lease: 999 years from 1 January 2003

Current service charge £230.03 pcm (vendor advises)

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



Approximate Area = 640 sq ft / 59.4 sq m (excludes vaulted area)

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		
(55-68)	D	64	74
(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: 1154830

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Viewing by appointment only

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