



Hertfordshire Wing

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

£275,000

country
properties

Offered Chain free this unique 2 bedroom ground floor apartment offers split level accommodation situated in the Hertfordshire wing of a beautiful Grade II listed Victorian building. The property is surrounded by acres of wonderful walks, local amenities and also has Bannatynes gym and Spa within the grounds.

- CHAIN FREE – A MUST VIEW !
- Grade II listed building in stunning grounds
- Allocated parking
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Sought after location
- Split level accommodation – kitchen/diner entertaining space and separate lounge
- Excellent commuter access into London via Arlesey and Letchworth Garden City main line stations
- 2 Reception Rooms
- Priced to sell – Motivated sellers

INTERNAL

GROUND FLOOR

Communal Entrance

Entrance Hall

Wood flooring. Door to Living Room and Cloakroom. Intercom system. Storage cupboard. Stairs rising to first floor. Stairs down to Lower Ground Floor.

Living Room

15' 9" x 14' 3" (4.80m x 4.34m) Two multi pane windows to front aspect. Wood flooring. Radiator. Storage cupboards.

Cloakroom

Wash hand basin, low level WC. Radiator. Part tiled.

LOWER GROUND FLOOR

Lower Ground Floor Landing

Storage cupboard. Door to Dining Room.

Dining Room

12' 3" x 10' 10" (3.73m x 3.31m) Two multi pane windows to front aspect. Wood effect flooring. Radiator. Open plan to Kitchen.



Kitchen

10' 5" x 8' 3" (3.05m x 2.50m) A range of wall and base units with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer unit with mixer tap over. Built in oven and gas hob with extractor hood over. Integrated fridge/freezer. Integrated slimline dishwasher. Space for washing machine.

FIRST FLOOR

Landing

Fitted carpet. Doors to bedrooms and bathroom. Radiator. Loft access.

Bedroom One

12' 6" (max) x 11' 2" (max) (3.81m max x 3.41m max) Velux window to front aspect. Fitted carpet. L shaped built in wardrobe. Radiator.

Bedroom Two

14' 11" (max) x 8' 6" (max) (4.55m max x 2.60m max) Two Velux window to rear aspect. Radiator.

Bathroom

Suite comprising wash hand basin, low level WC and bath tub with shower over. Wall mounted mirrored cabinet. Velux window to front aspect. Vinyl flooring. Radiator.

OUTSIDE

Parking

Allocated parking space for one car plus visitors parking.

Local Area

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning 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 a well regarded lower school, a Tesco convenience store, hairdressers, community hall, garden centre, number of playgrounds, many beautiful countryside walks, nearby lagoons, Bannatyne's gym, Cricket and Bowls Club, 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

The vendor informs us that the current annual service charge is £302 pcm and Ground rent is £150pa

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



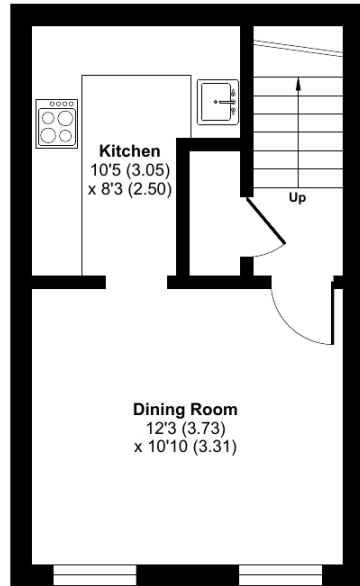


Denotes restricted
head height

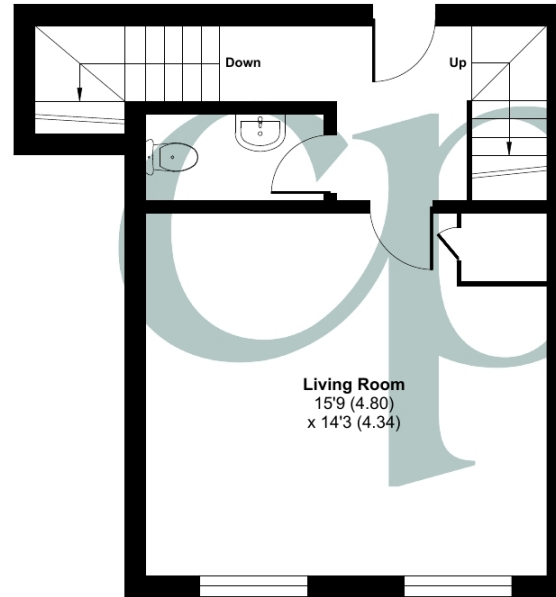
Approximate Area = 969 sq ft / 90 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 992 sq ft / 92.1 sq m

For identification only - Not to scale

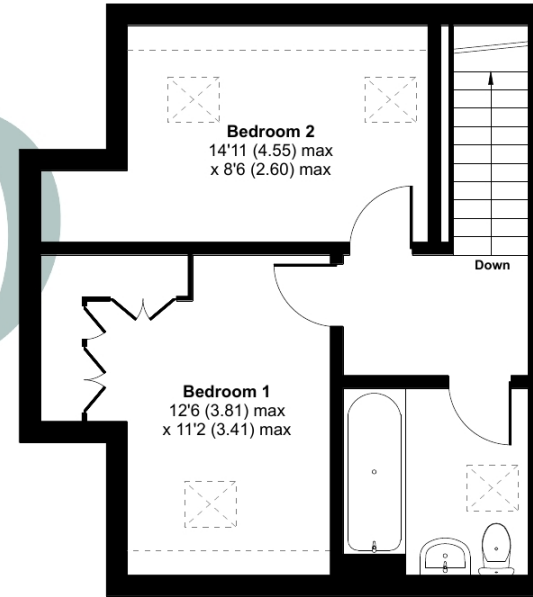
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1252208

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Viewing by appointment only

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