



Fairfield Hall

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

£275,000

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properties

Located in the sought-after South Wing of Fairfield Hall, this beautifully modernised two-bedroom apartment effortlessly blends contemporary style with character charm. Arranged over two spacious floors, the property features two generous bedrooms, a large open-plan living and dining area, and a sleek integrated kitchen. Set within the historic and unique Fairfield Hall, residents enjoy access to immaculately maintained communal grounds and the convenience of excellent transport links, including Arlesey and Letchworth mainline stations, as well as easy access to the A1(M). This is a rare opportunity to own a stylish home in a truly distinctive setting.

- Sought after location within the South Wing of 'Fairfield Hall' a Grade II listed Victorian building
- Acres of communal gardens and countryside walks
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Re-decorated throughout & brand new flooring
- 1 Allocated parking space
- Nearby Letchworth and Arlesey train stations approx. 30-40mins train journey into London and easy access to A1(M)
- CHAIN FREE

INTERNAL

GROUND FLOOR

Communal Entrance

Secure intercom system for entry. Access to apartment via stairs or lift to Second floor.

SECOND FLOOR

Entrance Hall

Doors into Kitchen/Living/Dining Room and Cloakroom. Carpeted stairs rising to first floor. Radiator. Intercom system.

Living/ Dining Room

33' 3" (max) x 11' 8" (max) (10.14m max x 3.56m max) Open plan to Kitchen/Diner. Wood effect vinyl flooring. Three windows to side aspect. Radiator. Understairs storage cupboard.

Kitchen

8' 6" x 8' 3" (2.58m x 2.51m) A range of wall and base units with worksurfaces over. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks. Oven and electric hob with stainless steel extractor hood over and tiled splashback. Integrated fridge/freezer and integrated dishwasher. Space and plumbing for washing machine to remain.

Cloakroom

Part tiled cloakroom comprising wash hand basin and low level WC. Tiled flooring. Radiator.



UPPER LEVEL

Landing

Velux window. Doors to all bedrooms and bathroom. Airing cupboard housing a boiler and storage. Further storage cupboard. Feature exposed beams. Radiator.

Bedroom One

16' 3" (max) x 12' 11" (max) (4.96m max x 3.94m max) Feature exposed beams. Range of fitted wardrobes, dressing table and matching head board with bedside tables. Radiator. Three Velux windows with dual aspect and small window to front aspect.

Bedroom Two

17' 0" x 10' 3" (5.19m x 3.13m) Velux window to rear aspect. Radiator.

Bathroom

Part tiled bathroom with suite comprising wash hand basin, low level WC and bath tub with shower over and fully tiled splashback wall. Radiator. Velux window.

OUTSIDE

Parking

Allocated off road parking space for one car. Additional visitors parking space.

Agents Note

Length of lease: 999 years from 1 January 2003

The vendor informs us that the current annual service charge is £420 pcm and Ground rent is £150pa

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

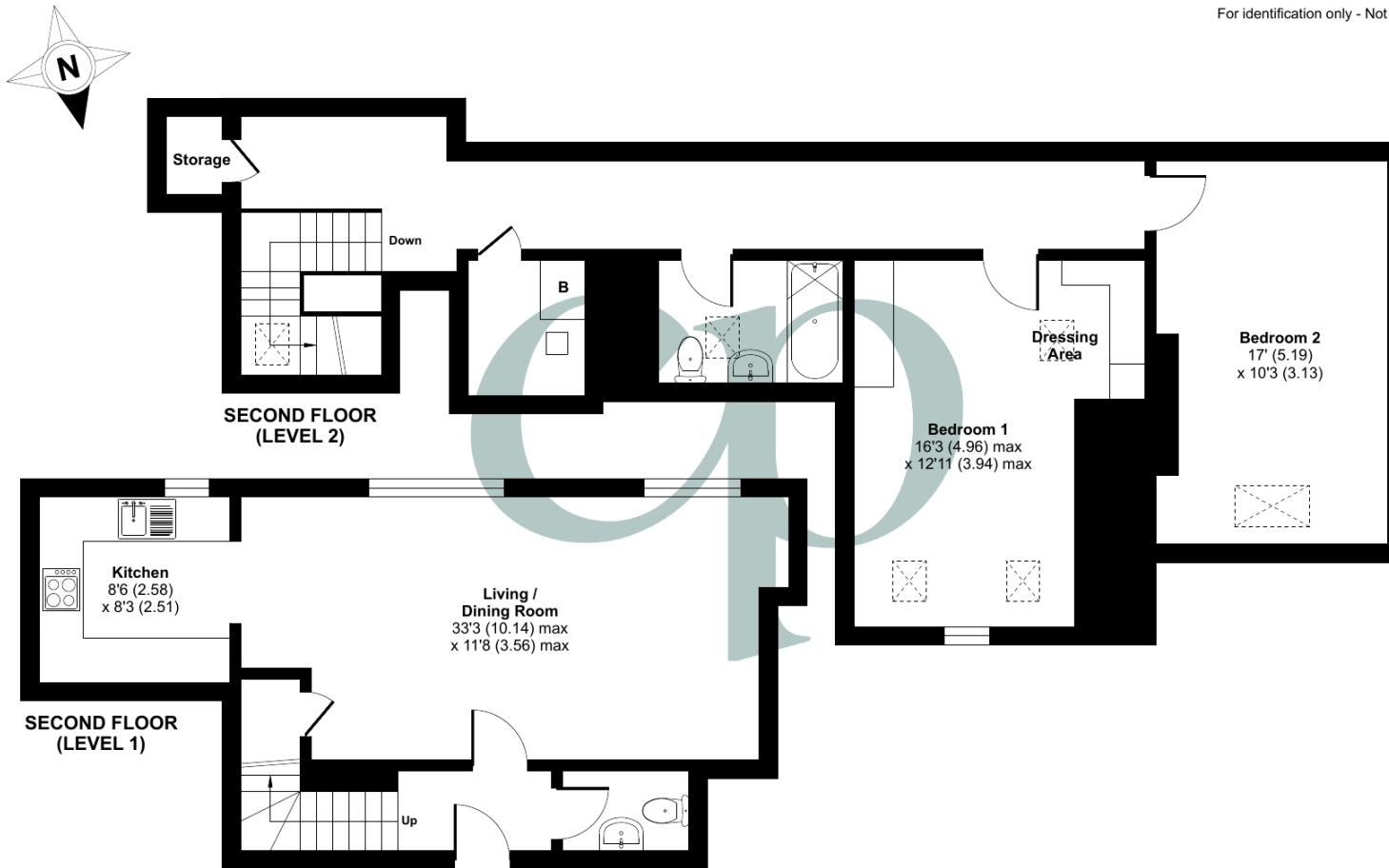
LOCAL AREA

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.



Approximate Area = 1093 sq ft / 101.5 sq m (exclude storage)

For identification only - Not to scale



 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: 1317698

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Viewing by appointment only

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