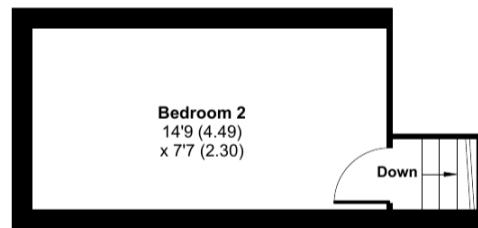


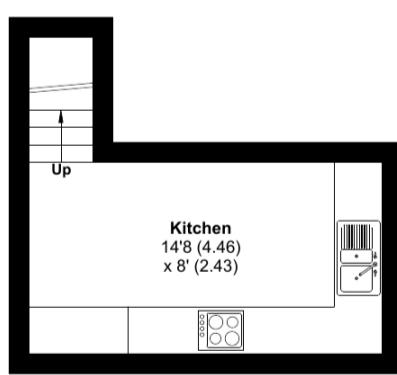
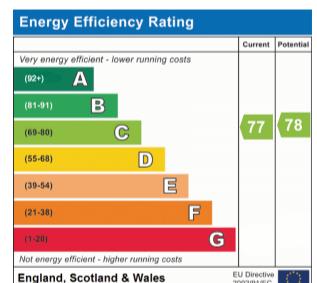


Approximate Area = 1046 sq ft / 97.1 sq m

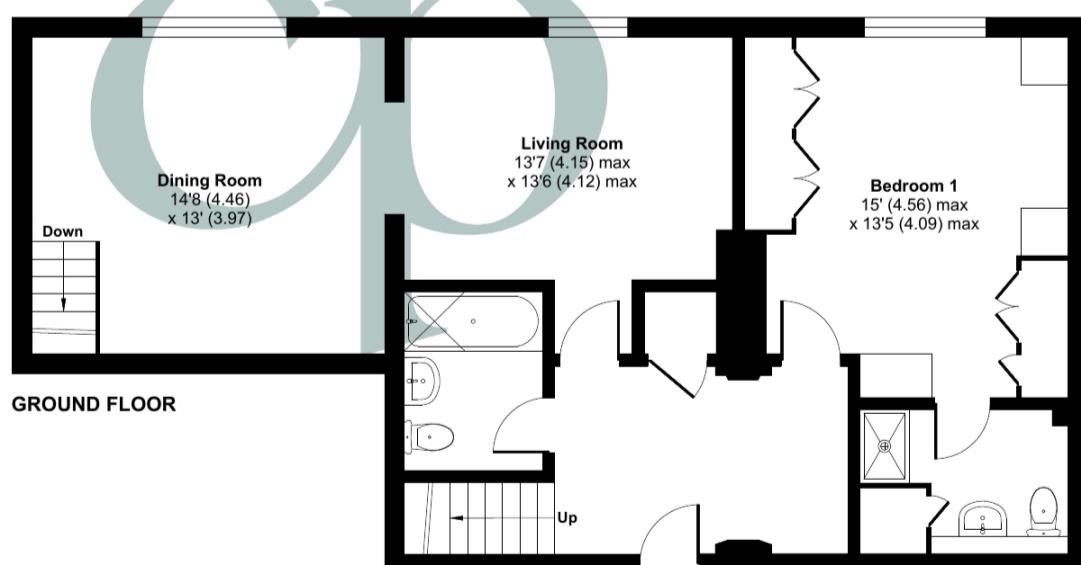
For identification only - Not to scale



MEZZANINE



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1261551

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.

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

country  
properties

This immaculately presented 1/2 bedroom ground floor apartment within the South Wing of a stunning Grade II listed Victorian building offers sociable living and endless character. With high ceilings, separate Kitchen, Living room, 14ft Dining room, Mezzanine 2nd bedroom and en-suite to master, it is a must view !

- Offered with no upward chain !
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Sought after location within the South Wing of 'Fairfield Hall' a Grade II listed Victorian building
- Gated development with allocated off road parking for 1 car and visitor spaces
- Surrounded by acres of beautiful well maintained countryside walks
- Excellent commuter access into London via Arlesey and Letchworth main line stations

## INTERNAL

### Front Entrance Hall

Stairs rising to first floor. Doors to Living Room, Master Bedroom and main Bathroom. Storage cupboard housing a boiler. Further storage cupboard. Intercom system. Fitted carpet. Radiator

### Living Room

14' 8" x 13' 0" (4.46m x 3.97m) Multi pane window to side aspect. Double radiator. Fitted carpet. Archway onto the dining area. Radiator.

### Dining Room

13' 7" (max) x 13' 6" (max) (4.15m max x 4.12m max) Multi pane window to side aspect. Fitted carpet. Stairs down to Kitchen.

### Bedroom 1

15' 0" (max) x 13' 5" (max) (4.56m max x 4.09m max) Master bedroom with multi pane window to side aspect. Range of built in wardrobes, chest of drawer, bedside tables and matching headboard. Fitted carpet. Radiator. Door to En Suite.

### En Suite

Part tiled En Suite comprising wash hand basin, low level WC and shower cubicle with fully tiled splashbacks. Wall mounted mirror. Tiled effect vinyl flooring.



### Bathroom

Part tiled bathroom with three piece suite comprising wash hand basin, low level WC and panel enclosed bath with shower over, fully tiled splashback wall and shower screen to side. Wall mounted bathroom mirror. Wood effect vinyl flooring.

### LOWER FLOOR

### Kitchen

14' 8" x 8' 0" (4.46m x 2.43m) A range of wall and base units with worksurfaces over. Inset stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Integrated oven and grill with electric hob and extractor fan over. Integrated dishwasher. Integrated washing machine. Space for fridge/freezer. Wood effect vinyl flooring. Radiator.

### MEZZANINE

### Bedroom 2

14' 9" x 7' 7" (4.49m x 2.30m) Overlooking Living Room. Radiator. Fitted carpet.

### 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 £400 pcm and Ground rent is £250pa

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

