



2 Bed Duplex in South Wing, Fairfield Hall, Kingsley Avenue, Fairfield Park, SG5

4FZ | Guide Price £280,000

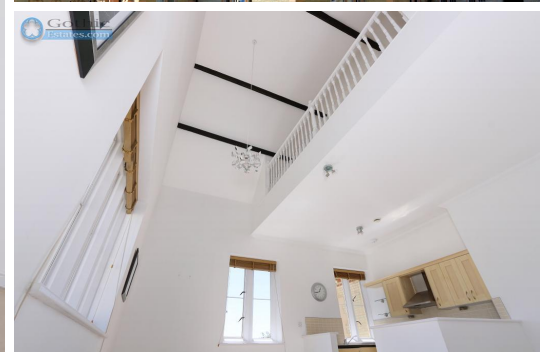
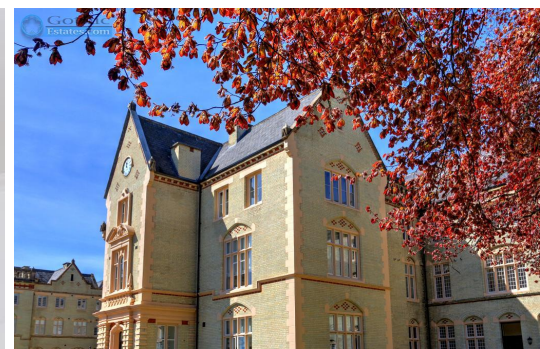
Gothic

Estates.com

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VIDEO



Key Features

- Split-level duplex apartment CHAIN FREE
- Vaulted living space & soaring ceilings
- Premier position in central facade
- Close proximity to personal parking
- Broad views over cricket ground
- Generous Master Suite with dressing room
- Mezzanine Bedroom/Office with balcony
- Bathroom plus Guest Cloakroom/WC

Description

SOLD SOLD SOLD

* CHAIN FREE * Spectacular 2 FLOOR apartment * Soaring 6m ceiling VAULTED Living Room * Premier position in central facade * Close proximity to parking * VIEWS over Cricket Ground * Master Suite with Dressing Rm * Mezzanine Bed 2 + BALCONY * Bathroom + sep Guest WC * See walk-through VIDEO here...

Welcome to Fairfield Hall, a magnificent and expansive example of 1850s Victorian architecture and the subject of a lavish conversion circa 2003, all set in acres of pristine grounds. This two floor duplex apartment occupies an enviable position at the top of the central facade, affording open views across the cricket ground and conveniently close to the personal parking. In the region of 1000 sq ft, it offers flexible 2 bedroom accommodation over two floors including a balconied mezzanine overlooking the dramatic vaulted Living Room with soaring 19' ceiling. Open plan fitted kitchen has all integrated appliances including dishwasher, double oven, fridge, freezer & washing machine. Master suite incorporates a dressing room with fitted wardrobes and there is a guest cloakroom/WC in addition to the main bathroom.

The property has recently had a decor refresh and is now vacant, chain free and available immediately.

Private parking space + many visitor spaces via electric gated entry
Access from entrance by convenient elevator or magnificent broad period staircase
Bannatyne's Health Club and Spa in the building (fees apply)
Orchard Restaurant in the building

Commuters - train times to Kings Cross/St Pancras in as little as 33 mins
Letchworth Garden City station 2.4 miles (c. 7 mins drive)
Arlesey mainline station 2.3 miles (c. 5 mins drive)
Hitchin station 4.0 miles (c. 9 mins)
Gas radiator central heating, double glazing
Council tax Band D
Lease approx 980 years remaining
Service charge 2021 monthly £330.51 (paid quarterly)
Ground rent £12.50 monthly (paid half-yearly)

Location

Fairfield is a civil parish based around Fairfield Park, the site of a magnificent Victorian hospital building. In the early 21st century this grand building was converted to luxurious apartments which along with a new Victorian inspired village makes up around 1000 dwellings with further architecturally similar development still on-going. Within this enclave are many local facilities including a recently expanded lower school (Ofsted "outstanding"), a bustling Tesco Express, Bannatyne's Health Club and Spa & Orchard restaurant (within the Fairfield Hall building), community centre, cricket and tennis clubs. The area is rich in open spaces and parkland with rural walks, yet just 5 minutes drive to the A1(M) and 7 mins drive to either Letchworth or Arlesey mainline stations.



Second Floor

Entrance Hall -

Vaulted Living Room - 17' 5" x 15' 10" (5.32m x 4.85m) Max measurements

Kitchen - 9' 0" x 6' 11" (2.76m x 2.12m)

Guest Cloakroom/WC -

Master Bedroom - 11' 9" x 8' 7" (3.59m x 2.62m) Measurement plus deep door recess

Master Dressing Room - 10' 3" x 7' 5" (3.14m x 2.28m) Max measurements

Bathroom - 7' 3" x 5' 7" (2.22m x 1.71m)

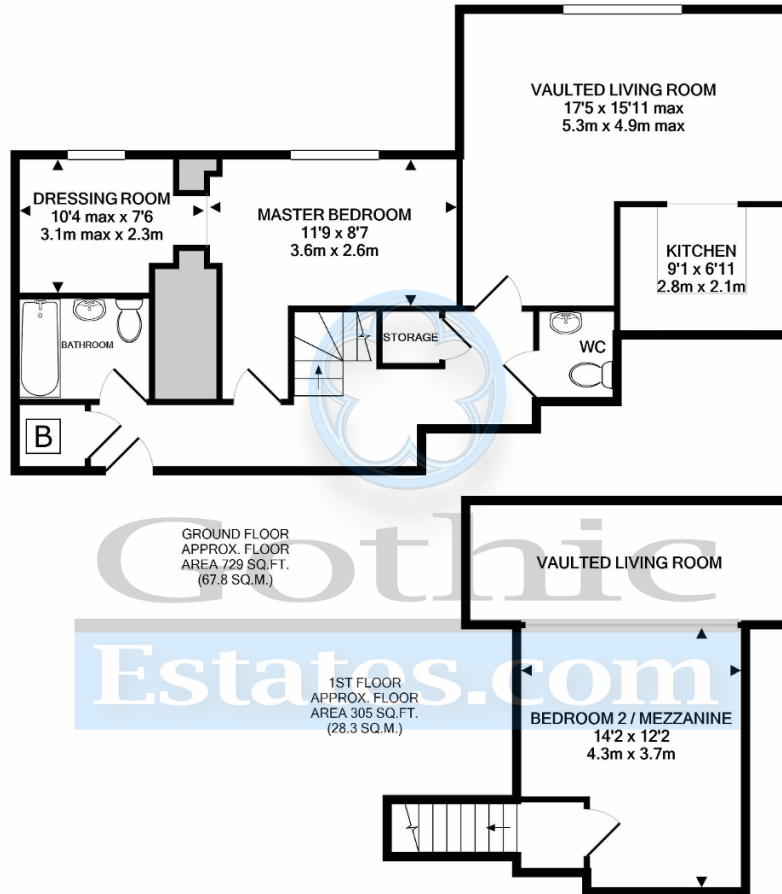


Third Floor

Bedroom 2 Mezzanine - 14' 2" x 12' 2" (4.32m x 3.71m) Max measurements







TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.1 SQ.M.)
(estimate, based on overall outer dimensions)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		