



2 Bed Apartment in Huntingdon Wing, Fairfield Hall, Fairfield Park, SG5 4FX |

£270,000

**Gothic**

**Estates.com**



**VIDEO**



## Key Features

- Magnificent 19th century building
- Set in acres of pristine grounds
- 2 double bedroom ground floor residence
- Grand proportions 67 sq m, 3.2m ceilings
- Recent new kitchen with all appliances
- Upgraded bathroom - large walk-in shower
- Fitted wardrobes & built-in storage
- Bright south-facing aspect



## Description

\* NO CHAIN \* GROUND FLOOR apartment \* Recent new Kitchen, ALL APPLIANCES \* Large walk-in shower \* Two double bedrooms \* Magnificent 3.2m ceilings \* Bright south-facing aspect \* See WALK-THROUGH VIDEO here....

This generous 724 sq ft apartment is situated on the ground floor of this truly grand Victorian building set in acres of parkland and pristine communal gardens with an on-site Health Club & Spa. This tranquil home has had upgrades to both the kitchen and bathroom and enjoys a south-facing aspect allowing the light to flood in through the tall windows which reach right up to the 3.2m ceilings.

Bannatyne's Health Club & Spa - on site (fees apply)

Commuters - train times to Kings Cross/St Pancras in as little as 33 mins

Arlesey mainline station 2.3 miles (c. 5 mins drive)

Letchworth Garden City station 2.4 miles (c. 7 mins drive)

Hitchin station 4.0 miles (c. 9 mins)

Allocated parking for one plus many visitor spaces.

Gas radiator central heating.

Council tax Band B

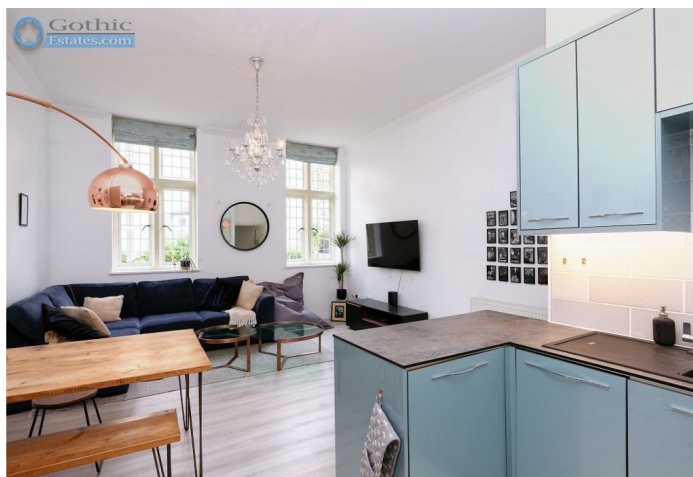
Lease 999 years from Jan 2003

Service charge approx £269.92 monthly (paid quarterly)

Ground rent £12.50 monthly (paid as £75.00 6-monthly)

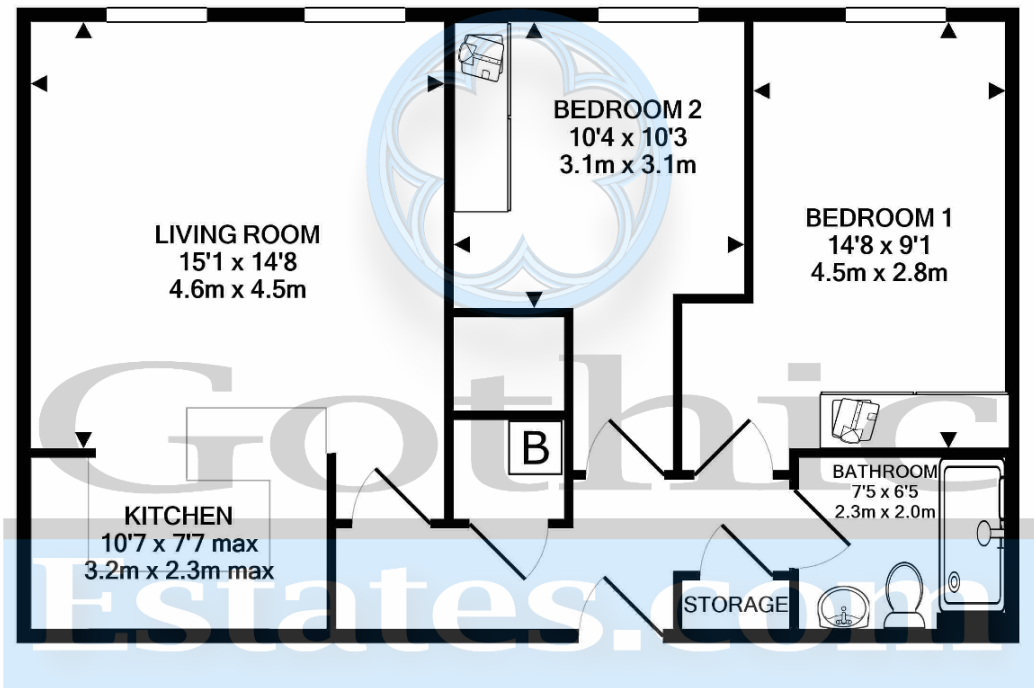
## Location

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.









TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

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	80   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		