



2 Bed Apartment in Fairfield Hall, Kingsley Avenue, Fairfield Park, SG5 4FY |

£399,500

Gothic

Estates.com

Estates.com

 **VIDEO**



Key Features

- Superior choice three bay apartment
- Rare 1st floor with no-one above
- Fine 1850s building in pristine acreage
- Magnificent architectural features
- Unique south-facing apartment
- Soaring 3.2m ceilings
- Two double bedrooms, Master Ensuite
- Lift access, close to private parking

Description

* CHAIN FREE: Move in ready * Unique THREE BAY apartment * Magnificent Victorian building conversion * Pristine acreage with gated entry * Private on-site Gym * SOUTH FACING 1st floor unit with no one above * Master Ensuite * Incredible 10m bay-front reception * See WALK-THROUGH VIDEO here....

This unique home was chosen by the one and only owner when this building was first converted - it was assessed as having the best selection of features from the many units available including:

- 1 The three bay triple aspect layout (east, south, west) with light flooding into the apartment from morning to evening, courtesy of multiple grand height windows
- 2 The first floor position with no unit above and minimal party wall
- 3 On a hallway with just one other apartment door
- 4 Close to the private parking
- 5 Close to the lift (on the other side of the hallway fire door)
- 6 The generous floorplan at over 1000 sq ft

This premier apartment has been very well cared for and is now available chain free for a purchase as quickly as you are able to organise. Please review the floorplan, the photos and the video and we will meet you at the property for a private tour at your convenience.

Further information:

Fairfield Hall is 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 and just 2 miles from the A1(M) at junction 10.

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

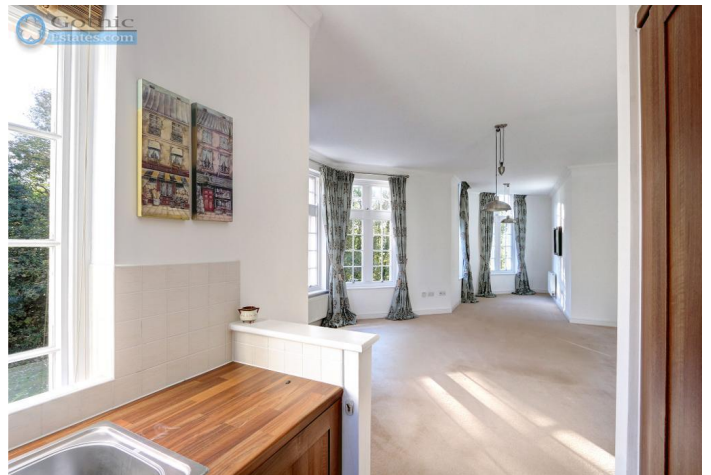
Lease approx 978 years remaining

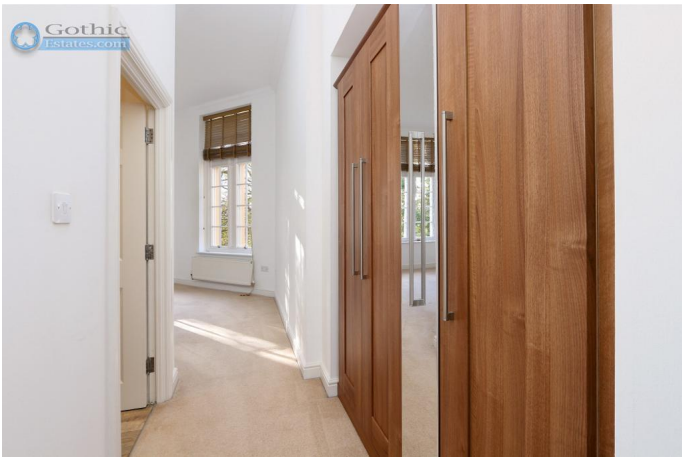
Service charge 2023 £368.55 monthly (paid quarterly)

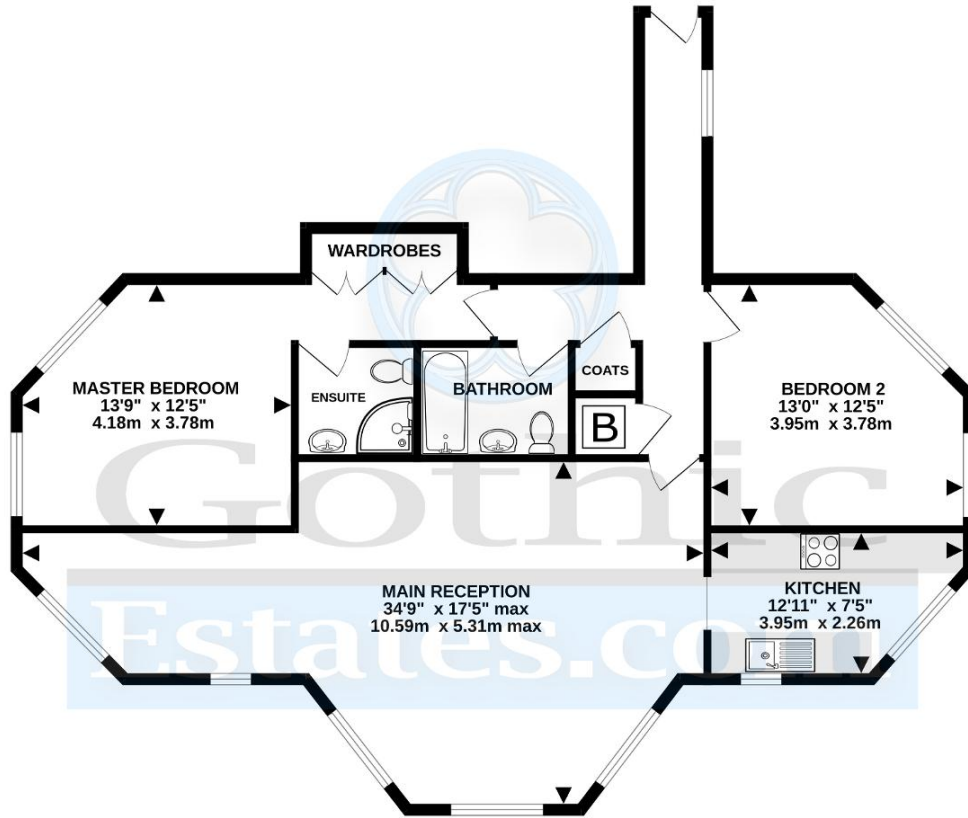
Ground rent £12.50 monthly (paid half-yearly)

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.







TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		
55-68	D		63 D
39-54	E	54 E	
21-38	F		
1-20	G		