



• 163 West Wing Fairfield Hall, Kingsley Avenue • Fairfield • Hitchin • Bedfordshire • SG5 4FY

Guide Price £275,000

Charter Whyman

TOWN & VILLAGE HOMES



IMPRESSIVE FIRST FLOOR APARTMENT IN A SUPERB CONVERSION OF A GRADE II LISTED VICTORIAN HOSPITAL SET IN VERY ATTRACTIVE LANDSCAPED GROUNDS

THE PROPERTY

This impressively spacious and well appointed apartment is located on the first floor of the imposing Grade II listed Fairfield Hall, formerly a Victorian hospital and which has undergone a high quality conversion to a mansion block of apartments.

A lift takes you from the communal entrance hallways to the first floor and the apartment has the security of an entry-phone system linked to the external front door and the power operated gates at the entrance to the grounds. The heart of this attractive home is the spacious living room with a raised dais in the large bay window providing a dining or study area and open-plan to the fitted kitchen. Both bedrooms are doubles with the master bedroom having its own en suite shower room.

Fairfield Hall is of solid brick construction under a tiled roof. The apartment benefits from high ceilings and its own independent central heating system supplied by an electric boiler.

THE OUTSIDE

Fairfield Hall forms the centrepiece of a new village built in part of the 253 acre grounds of the Grade II listed former Fairfield Hospital which opened in about 1860. The village incorporates the mature woodland and shrubs that existed before the development and there are many pleasant walks through the parkland and around the Green and Blue Lagoons.

Automated gates linked to the apartment offer the first layer of security and open to the roadway leading to the parking areas. A numbered allocated parking space is located in the west car park and there are also spaces for visitors.

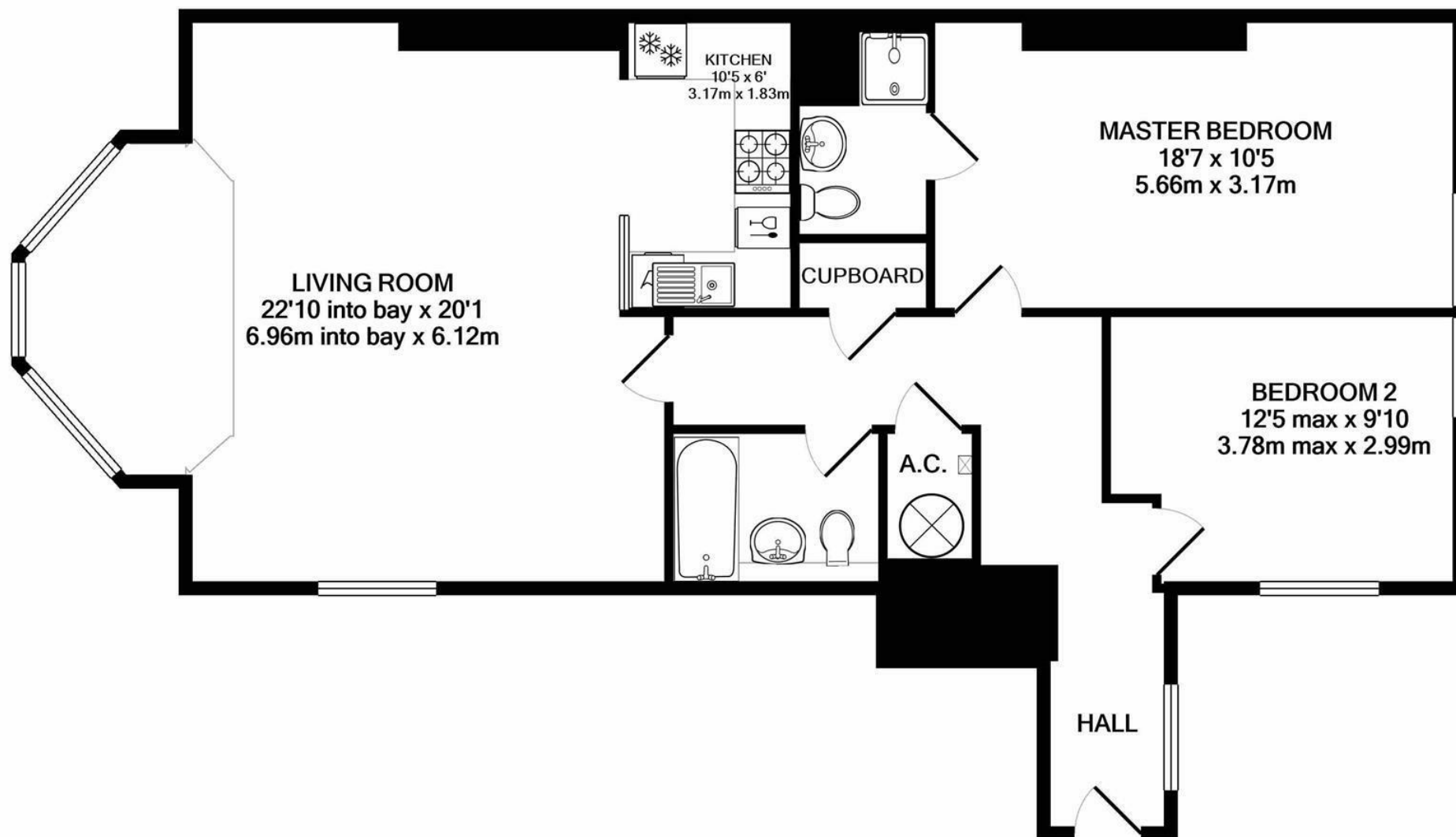
THE LOCATION

Fairfield Hall is located in the heart of Fairfield, a new village of the borders of Bedfordshire and Hertfordshire. It is conveniently located only 2.3 miles from Letchworth Garden City town centre and mainline railway station and the same distance from Junction 10 on the A1 (M). Letchworth Garden City is on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 28 minutes away in the other direction.

Fairfield provides a primary school for ages 3 to 9, a range of shops including a convenience store and a health club with a swimming pool, spa, sauna, a fully equipped gymnasium and fitness studios. The neighbouring small town of Stotfold provides a wider range of amenities and the towns of Letchworth Garden City, Hitchin, Baldock, Biggleswade, Royston and Bedford are all within easy reach.







TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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COUNCIL TAX

Band - D

EPC RATING

Band - E

LOCAL AUTHORITY

Central Bedfordshire Council
 Priory House, Monks Walk
 Chicksands
 Shefford
 Bedfordshire SG17 5TQ

Tel: 0300 300 8301

www.centralbedfordshire.gov.uk

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
 BROADBAND: A choice of providers with claimed download speeds of up to 47 Mbps.
 MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

TENURE

LEASEHOLD: 999 years from 2003 with 978 years remaining. Ground Rent £150 pa.
 Service Charge: currently £4,426.20 pa, including membership of the health club.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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