



10 Palmerston Way • Fairfield • Hitchin • Bedfordshire • SG5 4FP

Guide Price £325,000

Charter Whyman

TOWN & VILLAGE HOMES



## ATTRACTIVE MEWS STYLE APARTMENT OPEN PLAN LIVING ROOM TWO DOUBLE BEDROOMS

### THE PROPERTY

This spacious and stylish purpose-built mews style apartment occupies the first floor of a two-storey building. It provides an open-plan living area for sitting and dining and incorporating an excellent fitted kitchen. The two double bedrooms are served by a well appointed bathroom.

The apartment benefits from double-glazing and gas fired central heating.

### THE OUTSIDE

The property stands on a corner plot measuring approximately 57' by 40' (17.3m x 12.3m) overall. To the front is a tarmac forecourt providing off-street parking and leading to the integral garages on the ground floor. **One of the garages is retained for the use of No 10, the other three being leased to Nos 125, 126 & 127 Palmerston Way for a period of 999 years from 14th December 2004 at a nominal rent. The owner of Number 10 retains maintenance responsibilities for all the garages.**

To the rear is an enclosed courtyard measuring some 38' by 9' (11.6m x 2.75m) and laid to shingle and paving. Garden shed. Gate to rear.

### THE LOCATION

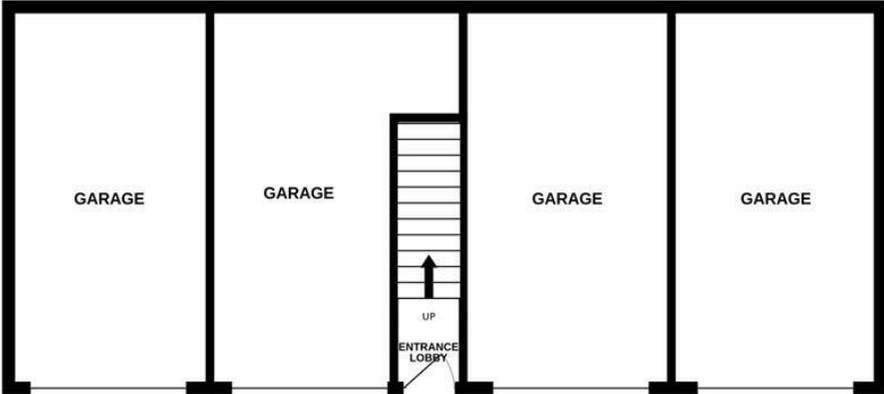
The apartment is situated on the eastern side of the new village of Fairfield, built in an attractive Victorian style, echoing the listed former hospital in the grounds of which the village has been constructed. Virtually all the trees from the original park have been retained and the village benefits from many open green areas, many of them with play and leisure equipment. Fairfield is served by a convenience store, village hall, primary school and other local amenities. The original hospital, now converted into apartments, also house a health club.

Fairfield is conveniently located on the Bedfordshire/Hertfordshire border just north of Letchworth Garden City and south of Stotfold, both of which offer a wide range of amenities, the former having a mainline railway station with regular services to London. The village is just to the south of the A507, running east to west, linking the A1(M) and the M1.



GROUND FLOOR

1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



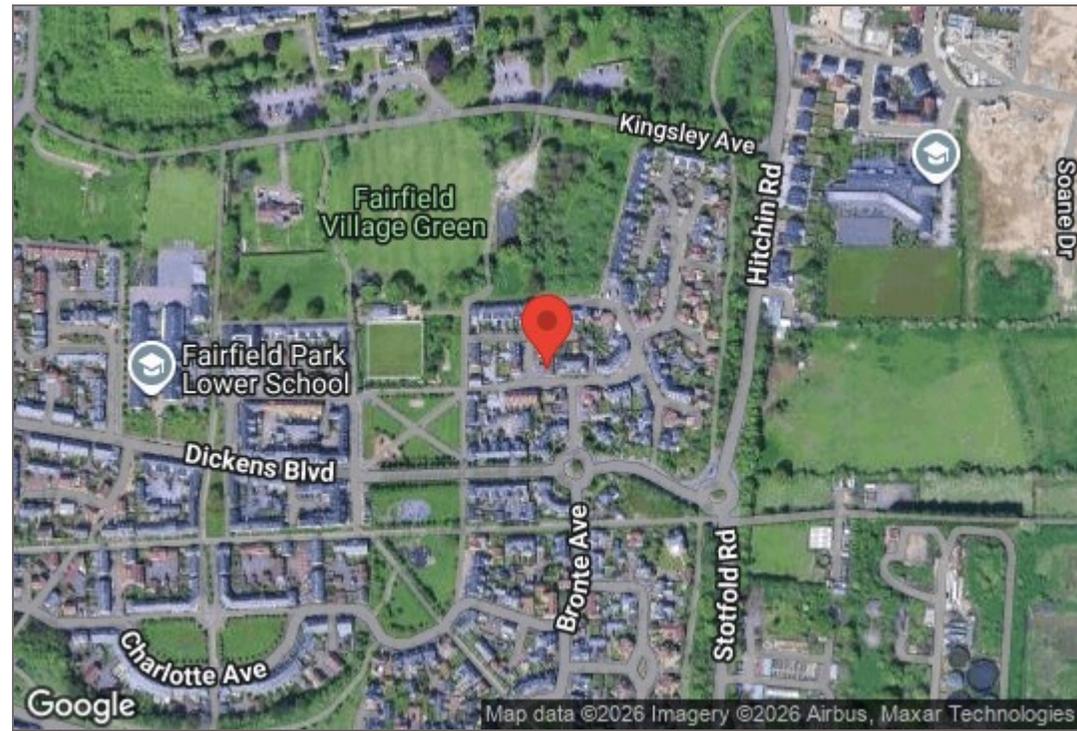
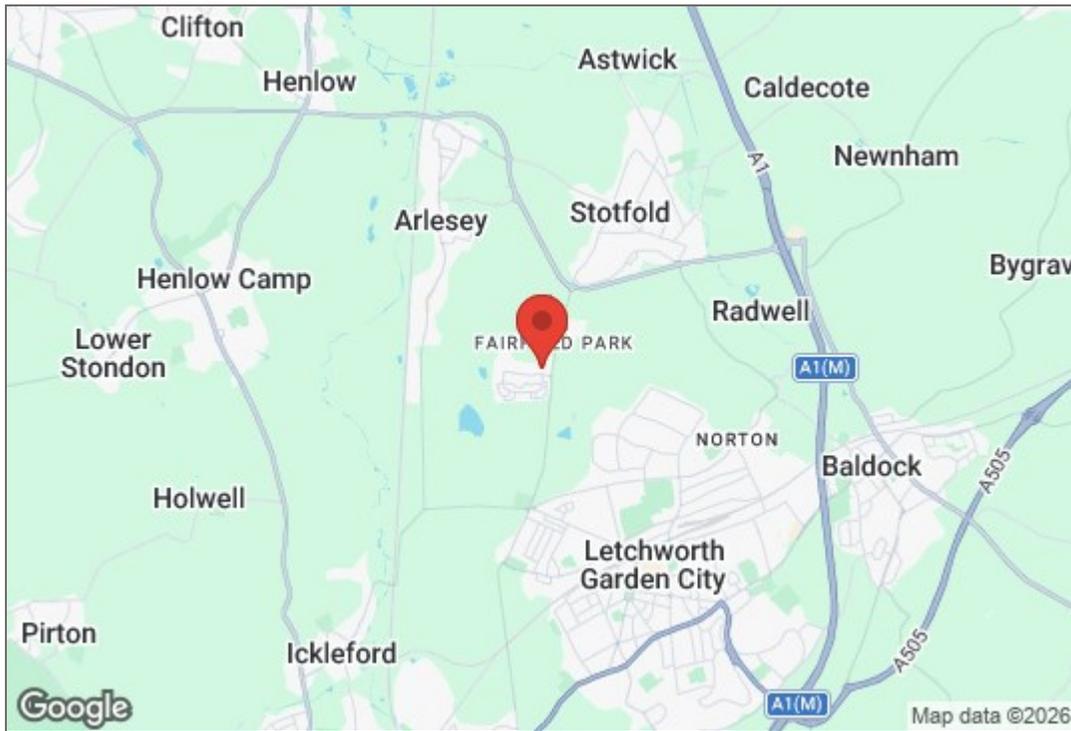
THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGES.

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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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. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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.





## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - C

## BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

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

Tel: 0300 300 8301  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

## COUNCIL TAX

Band - C

## CONSERVATION AREA

The property is not located within a Conservation Area.

## CONSTRUCTION

Modern insulated timber frame with brick external cladding under a tiled pitched roof.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)