



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

£1,500 Per Month

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 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. The apartment benefits from high ceilings and its own independent central heating system supplied by an electric boiler.

The property is available for rent unfurnished.

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.

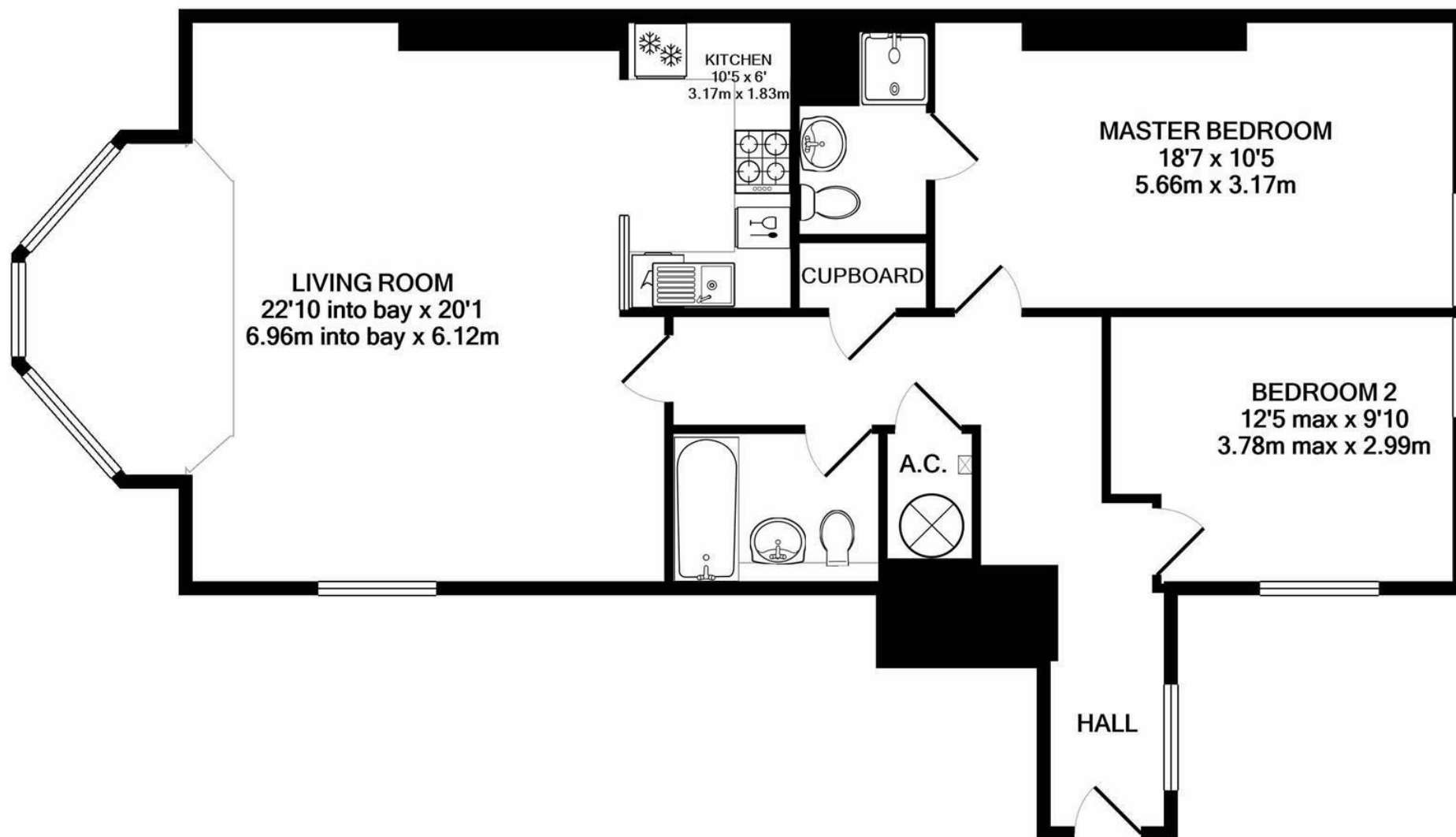
Automated gates linked to the apartment offer the first layer of security and open to the roadway leading to the parking areas. A numbered allocated parking space is located in the west car park and there are also spaces for visitors.

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 Kings Cross mainline with the fastest service to London Kings Cross taking just 28 minutes and Cambridge 26 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 village 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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EPC RATING

Band - E

SERVICES

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

LOCAL AUTHORITY

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

Tel: 0300 300 8301

www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - D



RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DILAPIDATIONS DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

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