



Hertfordshire Wing, Fairfield Hall, Stotfold, Hitchin, Hertfordshire, SG5



## Guide Price £275,000

Set within the beautifully landscaped grounds of Fairfield Park, on the edge of Hitchin, this stunning two-bedroom split-level apartment offers a rare blend of style, character and community. Positioned within an exclusive block of just six apartments and with no neighbours above, the property delivers privacy, space and an exceptional standard of living.

Fairfield Park is a thoughtfully planned development built on the historic grounds of Fairfield Hospital. Today, it is a thriving, close-knit community offering a wealth of amenities that truly set it apart. Residents benefit from direct access to the on-site Bannatyne Health Club and Spa, quite literally just seconds from your front door. This state-of-the-art facility offers a gym, pool, spa, classes, and wellness treatments. Alongside it sits a Tesco Express, a community centre, Fairfield Park Lower School, and a range of outdoor facilities including a cricket pitch, tennis court and bowls club.

This home offers lifestyle as much as location. You'll find yourself perfectly positioned between the market town of Hitchin and the world first garden city - Letchworth Garden City, both just a short drive away, and with excellent access to the A1(M) for fast links to London and Cambridge.

Inside, the apartment has been designed with modern living in mind while retaining a real sense of character. The entrance opens into a bright and airy open-plan kitchen, living and dining space with impressively high ceilings and stylish laminate wood flooring throughout. The kitchen is well-equipped with integrated appliances and generous storage, while a cleverly designed storage cupboard houses the combination boiler.

Upstairs, both double bedrooms feature vaulted ceilings and exposed beams, giving the home a sense of warmth and individuality. A well-appointed family bathroom includes a shower over the bath, along with a useful airing cupboard.

Other practical features include a secure entry phone system, allocated parking, and ample visitor spaces.

Fairfield Park continues to attract residents who value not just quality homes but also quality of life. With green spaces, excellent facilities, and a true sense of community, this home offers an exceptional opportunity to enjoy premium living in a unique and beautifully maintained setting.

Viewings are highly recommended to appreciate everything this fantastic property and location have to offer.

### Buyer Information

In line with UK Anti-Money Laundering regulations, M A S O N S is required to verify the identity of all prospective buyers once an offer is accepted. We use a trusted third-party Identity Verification system to complete these checks. A fee of £50 including VAT is payable for this service.



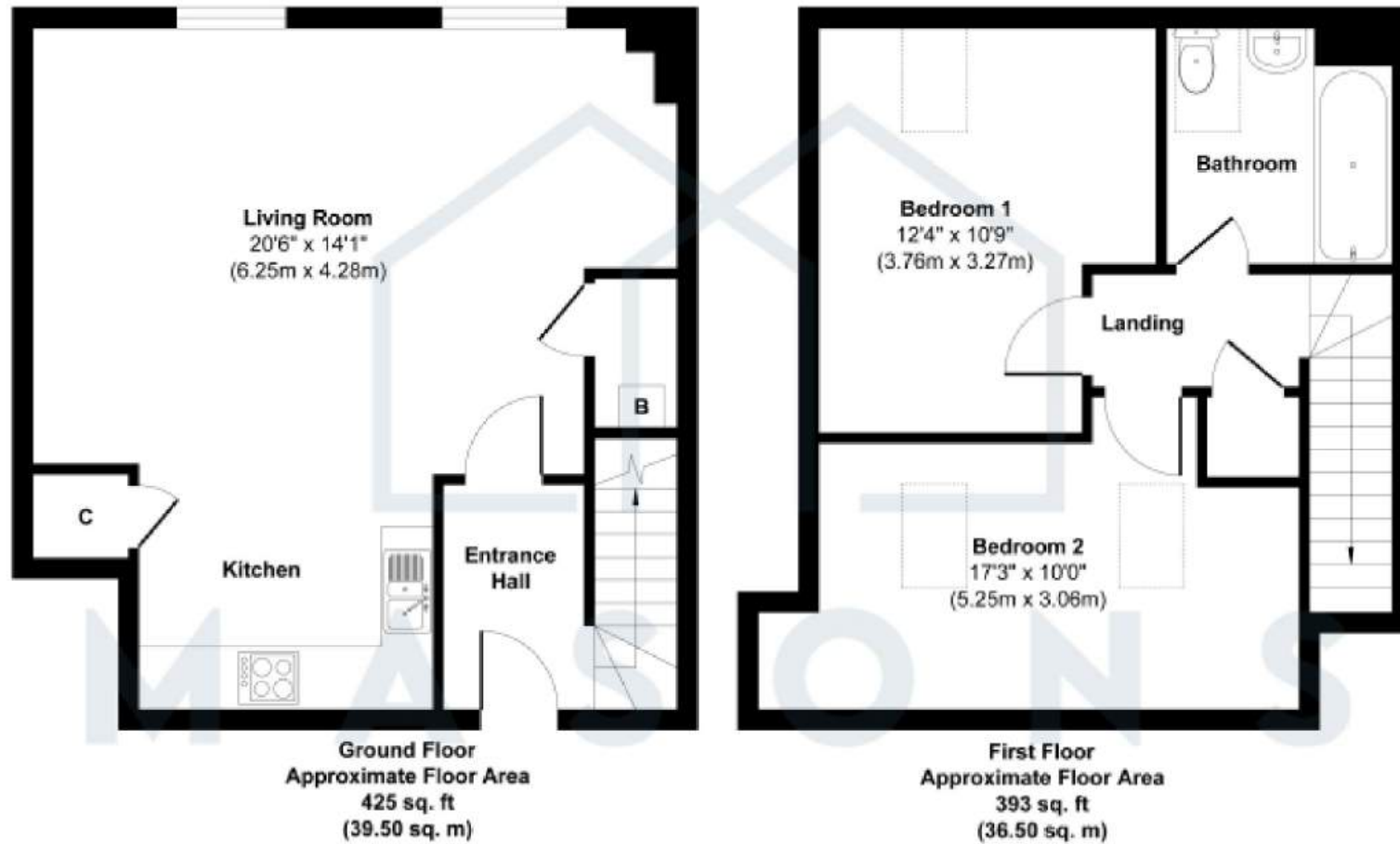






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Hertfordshire Wing, Fairfield, Stotfold, SG5 4FX**



**Approx. Gross Internal Floor Area 818 sq. ft / 76.00 sq. m**

Illustration for identification purposes only; measurements are approximate, not to scale.

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