

LEASEHOLD



Apartment (EPC Rating: C)

**93 Hertfordshire Wing Kingsley Avenue,
Fairfield, Hitchin, Herts, SG5 4FX**

Offers Over

£300,000



First Step



2 Bedroom Apartment located in Fairfield

STUNNING GROUND FLOOR Apartment... INDEPENDENT FRONT DOOR... Feature BAY WINDOW... 2 DOUBLE bedrooms... En-Suite plus bathroom... Use of OUTSIDE SPACE... Allocated parking...

IMMACULATELY PRESENTED...

GROUND FLOOR APARTMENT...

FEATURE BAY WINDOW...

2 DOUBLE BEDROOMS...

This light and airy apartment has it's own front door there is a large lounge/diner with steps leading to modern fitted kitchen.

The Principal bedroom has an en-suite shower room with a further double bedroom and bathroom.

Externally there is use of outside garden space, with allocated parking.

Entrance Hallway

Front door leading into entrance hallway. Laminate flooring, door entry system. Two built-in storage cupboards, one housing boiler. Doors leading to:

Lounge/Diner

22'9" x 19'6"

Four tall double glazed windows to front aspect fitted with wooden shutters. Laminate flooring. TV point. Two steps leading up to:

Kitchen

11'6" x 9'8"

Double glazed window to rear aspect. Cream gloss fitted kitchen comprising wall & base units with complementary work surface. Double Neff oven with 4 ring gas hob & extractor. Integrated appliances: washing machine &

dishwasher. Space for freestanding fridge freezer. Stainless steel sink. Laminate flooring.

Principal Bedroom

16'5" x 11'6"

Double glazed window to rear aspect fitted with wooden shutters. Carpet, TV point. Door leading to:

En-suite Shower Room

Double glazed window to front aspect fitted with wooden shutters. Fully tiled single shower cubicle fitted with wall mounted shower & glass screen. Laminate flooring. wall mounted mirrored cabinet.

Bedroom 2

10'3" x 9'8"

Double glazed window to rear aspect. Carpet, TV point.

Bathroom

White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, pedestal wash hand basin, wc. Laminate flooring.

EXTERNAL

Front Aspect

Laurel hedge perimeter with opening leading to enclosed garden area laid to lawn.

Parking

1 allocated parking space plus visitor parking.

Additional Material Information

Council tax: Band D

EPC Rating: C

Service Charge: £245 per month



Ground rent: £75 every 6 months
Leasehold - 988 years remaining
Grade II listed building
Brick construction

Local Area

The property is situated within 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. The small parish of Fairfield offers fantastic walks around both the fishing Green Lagoon and sailing Blue lagoon, as well as the established beautiful parkland.

There is a lower school on the park which has been rated as outstanding along with many excellent nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Community College.

On the park itself there is a Tesco convenience store, Bannatyne Gym and Day Spa, Eden Hair & Beauty Salon along with Fairfield Park Cricket Club, Bowls Club & Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with

speed restricted tree lined roads for family safety.

Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

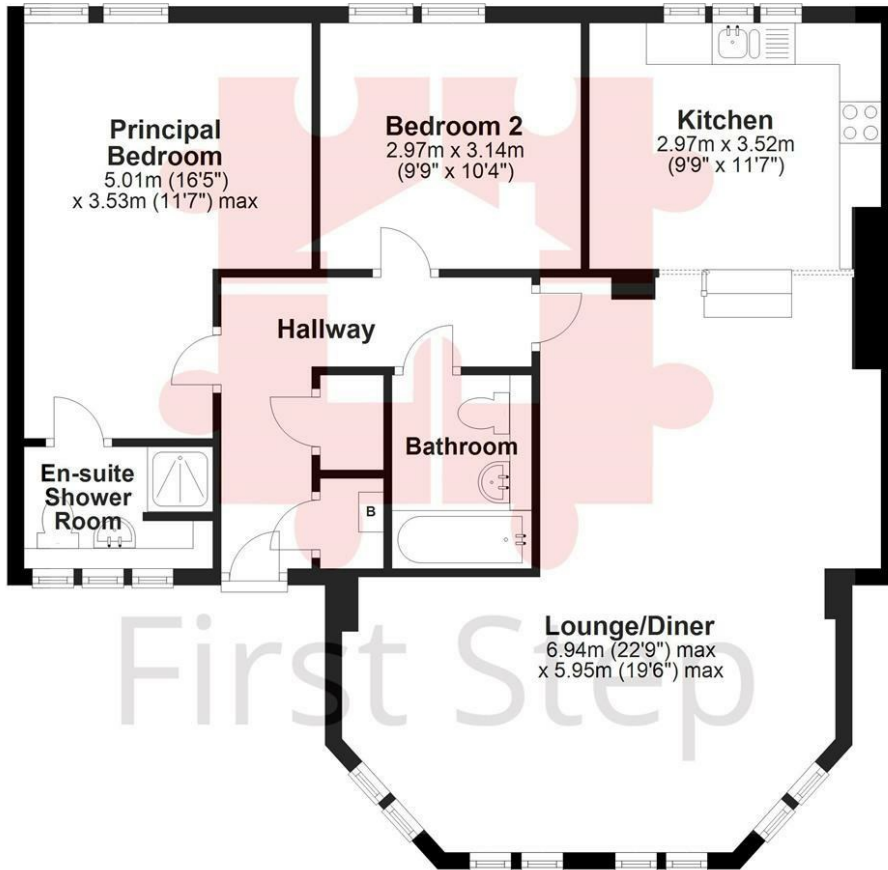
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





Ground Floor

Approx. 87.0 sq. metres (935.9 sq. feet)

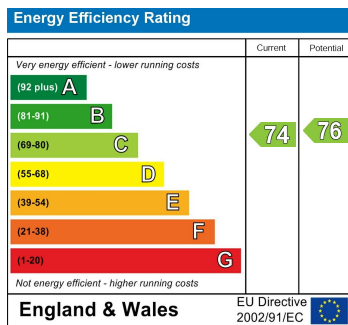


Total area: approx. 87.0 sq. metres (935.9 sq. feet)

Council Tax Band

C

Energy Performance Graph



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First Step