

LEASEHOLD



Apartment - Second Floor (EPC Rating: B)

**17 Louise Rise, Fairfield, Hitchin, Herts, SG5 4SE**

**Price Guide**

**£320,000**



First Step



# 2 Bedroom Apartment - Second Floor located in Hitchin

COMPLETED UPWARD CHAIN... 2 DOUBLE bedrooms... Beautiful SUNSET views... Excellent STORAGE... Impressive HIGH CEILINGS.. 2 allocated PARKING SPACES... ENTERTAINING Kitchen/Dining Area... IMMACULATE CONDITION THROUGHOUT... BUILDERS WARRANTY STILL VALID...

COMPLETED UPWARD CHAIN...

BUILDERS WARRANTY STILL VALID...

OVER 55'S SECOND FLOOR APARTMENT...

2 DOUBLE BEDROOMS...

IMMACULATE THROUGHOUT...

EXCELLENT STORAGE...

BEAUTIFUL SUNSET VIEWS...

2 ALLOCATED PARKING SPACES...

Situated on the second floor accessed by stairs or a lift, this stunning apartment is in immaculate condition throughout. There are 2 double bedrooms, impressive high ceilings, an en-suite and bathroom, excellent storage and an entertaining kitchen/dining room leading to the light and spacious lounge.

Outside are 2 allocated parking spaces and a small communal turfed garden.

## ENTRANCE HALLWAY

Amtico flooring, door entry system. Full height door to cupboard 1 housing the consumer unit. 2 full height double doors to cupboard 2, shelved. Doors leading to:

## KITCHEN / DINING AREA

12'5" x 9'2"

Window to side aspect. Range of high gloss wall mounted

and base kitchen units with complementary work surface with upstand. Integrated dishwasher, washing machine/dryer, fridge/freezer, hob and extractor. Continuation of Amtico flooring, one and half bowl sink, under plinth lights, smoke alarm, CO2 alarm. Wall mounted boiler annually serviced concealed in matching wall unit. Open plan leading to:

## LOUNGE:

14'3" x 13'

Dual aspect windows to side and rear. Continuation of Amtico flooring,

## BEDROOM 1:

12'10" x 11'6"

2 windows to rear aspect. Carpet, Door leading to:

## BEDROOM 1 EN-SUITE:

White suite comprising: wall mounted wash hand basin, push button wc, large fully tiled shower with glass door, chrome heated towel rail, shaver point.

## BEDROOM 2:

15'5" x 8'10"

Window to side aspect. Carpet.

## BATHROOM:

White suite comprising: wall mounted wash hand basin, push button wc, panelled fully tiled bath with wall mounted shower, glass shower screen, chrome heated towel rail, shaver point.

## EXTERNAL:

2 allocated parking spaces. Small communal turfed garden area.



#### **ADDITIONAL MATERIAL INFORMATION:**

Leasehold 244 yrs Remaining  
Pets Allowed  
EPC Rating B  
Council Tax Band C  
Service Charge: £167.33 per month  
Ground Rent: 250 per annum  
Lift and stairs to all floors  
Mains utilities  
Visitor parking  
Small communal garden area  
Over 55's only  
BUILDERS WARRANTY STILL IN PLACE

#### **LOCAL AREA:**

Fairfield Gardens is a recently new development and the property is situated within a 5 minute walk to Fairfield Park with 100's of acres of stunning parkland, all internal pathways and green communal areas are kept to a very high manicured standard. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There are two lower schools, Fairfield Park lower school

& newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the nearby Fairfield Park there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### **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.

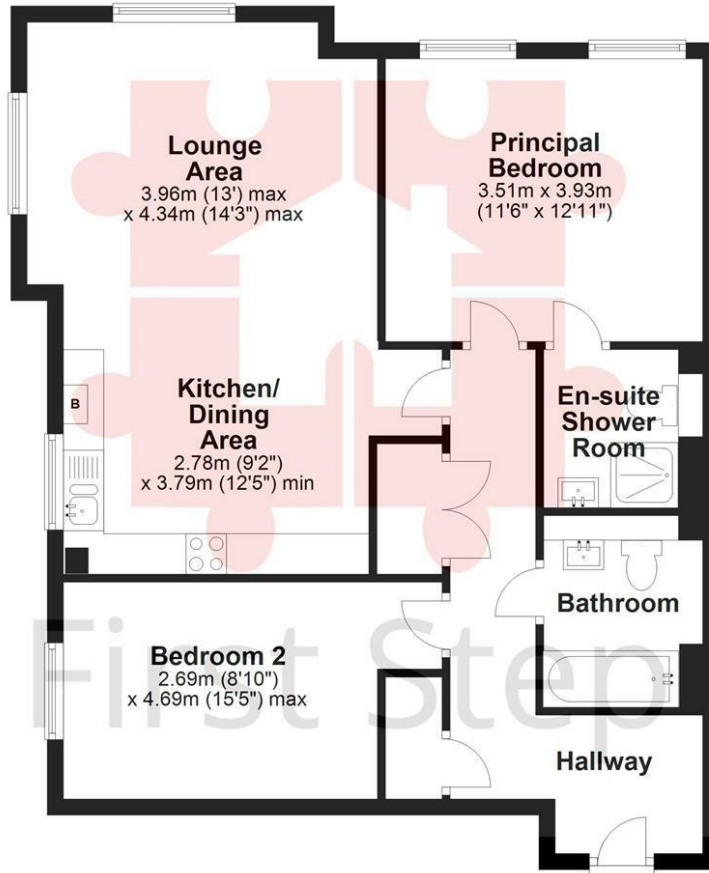
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





## Second Floor

Approx. 76.8 sq. metres (827.1 sq. feet)

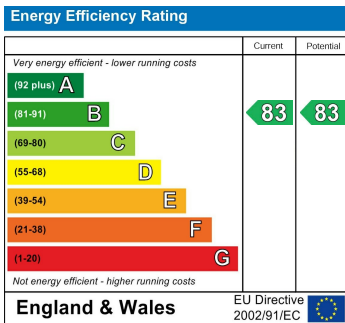


Total area: approx. 76.8 sq. metres (827.1 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**