

LEASEHOLD



Apartment - First Floor (EPC Rating: B)

14 Louise Rise, Fairfield, Hitchin, Herts, SG5 4SE

Price Guide

£320,000



First Step



2 Bedroom Apartment - First Floor located in Fairfield, Hitchin

OVER 55's Luxury Apartment... 2 DOUBLE Bedrooms... EN-SUITE... EXCELLENT STORAGE... LIFT to all floors... ENTERTAINING Kitchen/Diner & DUAL Aspect Lounge... 2 ALLOCATED PARKING Spaces... IMMACULATE condition throughout...

IMMACULATELY PRESENTED...

OVER 55'S APARTMENT...

2 DOUBLE BEDROOMS...

LIFT TO ALL FLOORS...

Dual aspect Lounge area open plan leading to modern fitted kitchen/dining room.

Principal bedroom with mirrored fitted wardrobes plus en-suite & a further double bedroom with fitted wardrobe.

Externally is 2 allocated parking spaces.

Entrance Hallway

Front door leading into large entrance hallway. Amtico flooring, inset spot ceiling lights, radiator, wall mounted coat hooks. Door to built-in shelved storage cupboard housing consumer unit with double doors to further large shelved storage cupboard/pantry. Doors leading to:

Lounge

14'2" x 11'4"

Dual aspect double glazed windows to rear & side aspect, fitted with roller blinds. Amtico flooring, ceiling light, 2 radiators, TV point. Open plan to:

Kitchen/Dining

12'5" x 11'1"

Double glazed window to side aspect fitted with roller blind. Kitchen fitted with light grey Shaker style wall & base units incorporating drawer pack & recycle bin. Bosch appliances comprising of: integral fridge freezer,

washer/dryer & dishwasher, single oven with 4 ring gas hob & extractor. Potterton combi boiler (serviced annually) housed in matching wall unit. Stainless steel sink. Amtico flooring, inset spot ceiling lights,.

Principal Bedroom

13'0" x 11'5"

Two double glazed windows to rear aspect, fitted with Roman blinds. Built-in 3 mirrored sliding door wardrobe, fitted with shelf & rail. Carpet, ceiling light, radiator, BT point. Door leading to:

En-suite Shower Room

White suite comprising: Large fully tiled shower cubicle fitted with wall mounted shower & glass screen, concealed cistern wc, wall mounted wash hand basin. Amtico tiled flooring, chrome heated towel rail, inset spot ceiling lights, shaver point, wall mounted mirror, extractor.

Bedroom 2

15'4" x 8'9"

Double glazed window to side aspect fitted with Roman blind. Built-in 2 mirrored sliding door wardrobe fitted with shelf & rail. Carpet, ceiling light, radiator.

Bathroom

White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen. concealed cistern wc, wall mounted wash hand basin. Amtico tiled flooring, chrome heated towel rail, inset spot ceiling lights, shaver point, extractor.

EXTERNAL

Communal Bin Store area, plus bike storage area.

Parking

Two allocated parking spaces.



Additional Material Information

NHBC BUILDERS WARRANTY STILL VALID

Leasehold 244 yrs Remaining

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

Pets Allowed

Visitor parking

Small communal garden area

Over 55's only

Fitted with Smoke alarm

Fitted with CO2 alarm

Local Area

Fairfield Gardens is a 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.

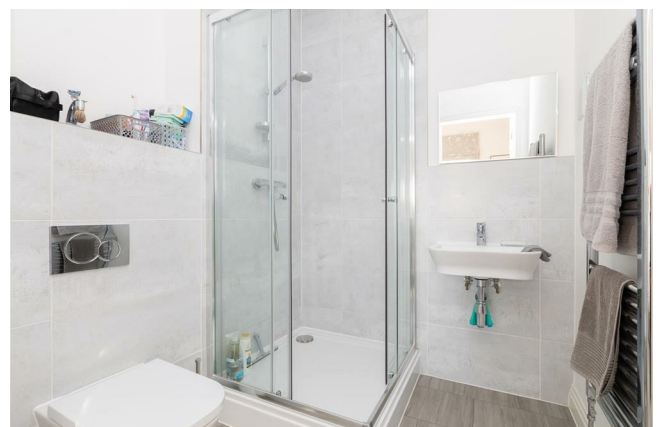
Agents Note

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.

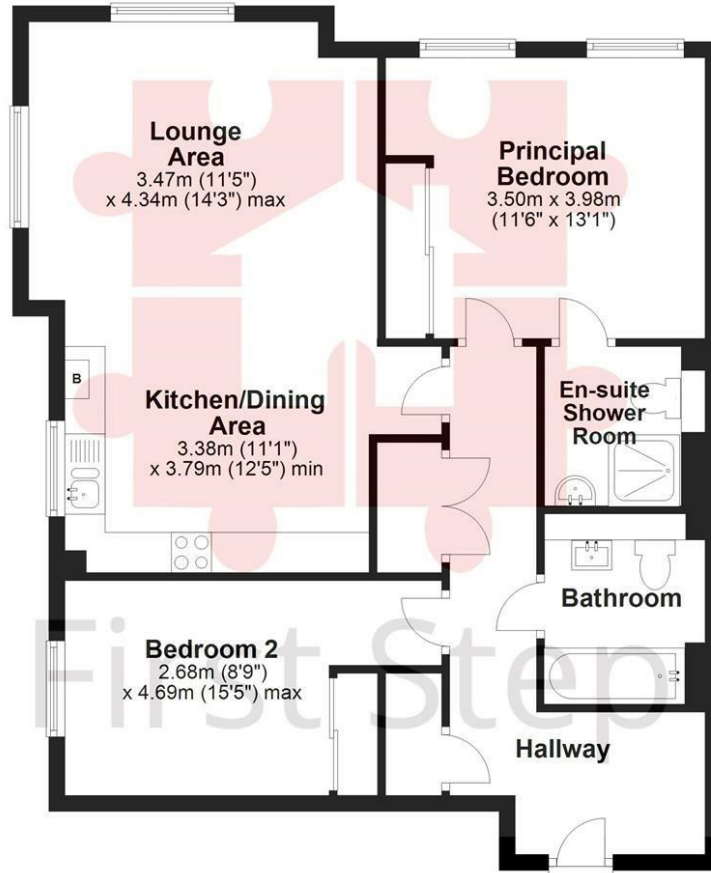
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





Second Floor

Approx. 78.0 sq. metres (839.3 sq. feet)

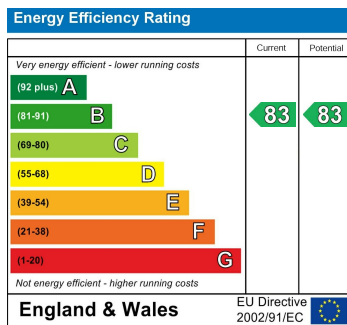


Total area: approx. 78.0 sq. metres (839.3 sq. feet)

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