

LEASEHOLD



Apartment - First Floor

137 SOUTH WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD, NITCHIN TERTS

Price Guide

£265,000

FEATURES

- CHAIN FREE...
- IMPRESSIVE HIGH CEILINGS...
- HUGE MEZZANINE STORAGE AREA...
- STUNNING GRADE II LISTED BUILDING...
- FEATURE WINDOWS...
- 2 DOUBLE BEDROOMS...
- 1 ALLOCATED PARKING SPACE...
- INTEGRATED APPLIANCES AND MICROWAVE



 First Step

2 Bedroom Apartment - First Floor located in Hitchin

CHAIN FREE...

2 DOUBLE BEDROOMS...

IMPRESSIVE HIGH CEILINGS...

FEATURE WINDOWS...

HUGE STORAGE AREA...

Light and spacious first floor apartment in a superb conversion of a Grade II listed Victorian Hall, set in attractive landscaped grounds. A lift (or stars) takes you from the communal entrance hallway to the first floor and the apartment has the security of a door entry phone system linked to the external front door and remote control power operated gates at the entrance to the grounds.

The property is situated in the South Wing of Fairfield Hall, there is one allocated parking space and ample visitor parking.

This first floor apartment can be accessed by lift or stairs and benefits from two double bedrooms, huge storage area in mezzanine, large entertaining lounge/diner leading to kitchen and a family bathroom.

Entrance Hallway

Door entry system, thermostat, carpet. Full height door to storage cupboard, housing the boiler (serviced Sep 2024) and consumer unit. Doors leading to:

Lounge/Diner

18'5" x 16'4"

Feature windows to rear aspect fitted with curtains. Carpet. Opening leading to:

Kitchen

Fitted with a range of cream shaker style wall and base units with complementary work surface and built-in wine rack Stainless steel sink with drainer. Tiled splash backs. Integrated NEFF upright fridge/freezer, NEFF dishwasher, NEFF double oven and 4 ring gas hob, AEG washing machine and freestanding Panasonic microwave. Laminate flooring.

Bedroom 1

12'6" x 10'5"

Feature windows to rear aspect fitted with curtains. Carpet.

Bedroom 2

12'2" x 8'10"

Low level doors to huge storage area in the mezzanine. 6 steps with handrail to raised bedroom. 2 high level window openings into lounge. Carpet.

Bathroom

White suite comprising: panelled fully tiled bath with side taps, wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Tiled storage shelf, large wall mirror and 2 door mirror cabinet. Laminate flooring.

Additional Material Information

Leasehold: 983 years remaining

Council tax: Band D

EPC: Rating C

Service charge: £270.81 per month

Ground rent: £75 every 6 months

Grade II Listed Building with remote control powered gates

Mains utilities

1 allocated parking space

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.

Fairfield Hall is a superb conversion of a Grade II listed Victorian Hall, set in attractive landscaped grounds. A lift (or stars) takes you from the communal entrance hallway to the all floors and the apartments have the security of a door entry phone system linked to the external front door and remote control power operated gates at the entrance to the grounds.

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There is a lower school on the park which with many excellent nearby schools of Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.

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 with the Pavilion Cafe, Bowls Club and a 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 Notes

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.



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Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.