

LEASEHOLD



Apartment - First Floor (EPC Rating:)

**144 South Wing Fairfield Hall, Kingsley Avenue,
Fairfield, Hitchin, Herts, SG5 4FY**

Price Guide

£289,000



First Step



2



2



1



2 Bedroom Apartment - First Floor located in Hitchin

Immaculately presented charming first-floor apartment located in the desirable South Wing of Fairfield Hall. Offering 789 square feet of living accommodation it benefits from a well-appointed reception room with feature windows and high ceilings plus two spacious bedrooms and two bathrooms.

One of the standout features of this property is the excellent storage throughout the whole apartment, as well as the allocated parking and ample visitor parking as well as the sunny positioning overlooking the beautifully maintained lawns.

Communal Entrance

Ground Floor Communal Entrance: Entered via Door No 2 into communal hall, apartment accessed via the lift or by stairs. The apartment is located on the 1st floor.

Entrance Hallway

Solid wooden door. Carpet, coving, radiator, decorative ceiling light, chrome sockets, door entry system, thermostat, smoke alarm, carbon monoxide alarm. Large carpeted storage cupboard with shelves, consumer unit, light, TV split box, plus additional shelved storage cupboard housing boiler. Low level door to huge mezzanine storage area. Steps up to Bedroom 2 and step up to landing area. Doors leading to:

Lounge/Dining/Kitchen

18'9" x 18'8"

combined area Double glazed leaded full height Georgian style windows to rear and side aspect, fitted with wooden shutters. Feature wall. Carpet, ceiling light, chrome sockets, coving, feature walls, BT point, TV aerial, 2 radiators. Opening leading to Kitchen.

Kitchen

A range of walnut wall and base units with black bar handles and matching walnut work surfaces with stainless steel one and a half bowl sink with chrome mixer tap and integrated water softener. Tiled splash back area, under counter lighting. Integrated Neff electric double oven, 4 ring electric hob and extractor. Integrated fridge/freezer and Neff slimline dishwasher, space for washer/dryer. Laminate flooring, decorative ceiling light, coving.

Bedroom 1

11'7" x 9'10"

Double glazed leaded full height Georgian style window to rear aspect fitted with wooden shutters. Light oak 7 door fitted wardrobe with shelf and rails, matching 2 drawer bedside cabinets and 3 drawer chest. Feature wall. Carpet, radiator, decorative ceiling light, coving, chrome sockets. Door leading to:

En-suite

9'10" x 6'3"

White suite comprising: low level push button wc, pedestal wash hand basin with monobloc chrome mixer tap and curved chrome towel rail. Fully tiled double shower tray with wall mounted shower & glass door. Half tiled walls with decorative chrome edging, walnut effect Karndean flooring, radiator, mirrored wall cabinet, ceiling light, extractor.

Bedroom 2

10'7" x 8'6"

Mezzanine bedroom with chrome bar feature. Limed oak built-in wardrobe, 2-door full height doors fitted with a double pull down double bed with mattress, plus a single full height door wardrobe, fitted with rail. Matching curved workstation with 3 door overhead storage cupboards and open display and low level fitted 2 door storage drawers. Carpet, decorative ceiling light, chrome sockets, coving, radiator.

Bathroom

10'9" x 5'7"

Double glazed leaded full height Georgian style windows to rear and side aspect, fitted with venetian blinds. White suite comprising low level push button wc, white pedestal



sink with chrome towel rail and chrome mixer tap, fully tiled inset bath with chrome mixer tap and side chrome taps, wall mounted chrome shower with glass screen. Wall mounted mirror, chrome towel rail, chrome toilet roll holder, extractor, ceiling light, walnut effect Karndean flooring, low level tiled storage ledge, radiator, wall tiles finished with chrome edging strips.

Additional Property Information

Council Tax: Band C

Service charge: £852 per quarter

Ground Rent: £75 every 6 months

Leasehold - 983 years remaining

Grade II Listed building

Mains utilities

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 Park Lower School is located within Fairfield Park, also locally is 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, 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 Notes

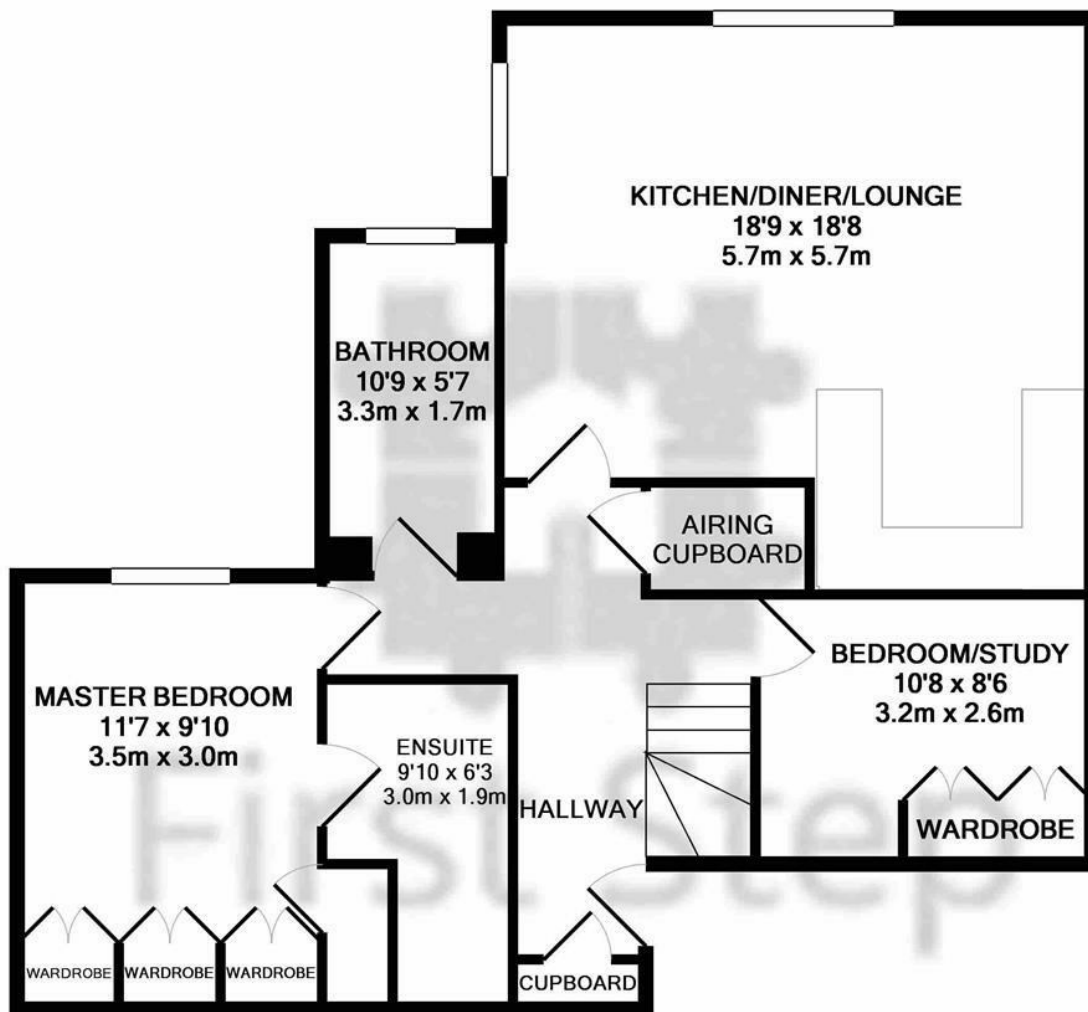
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measurements are approximate, no items should be ordered without specifically being measured first.







TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

C

Energy Performance Graph

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		

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First Step