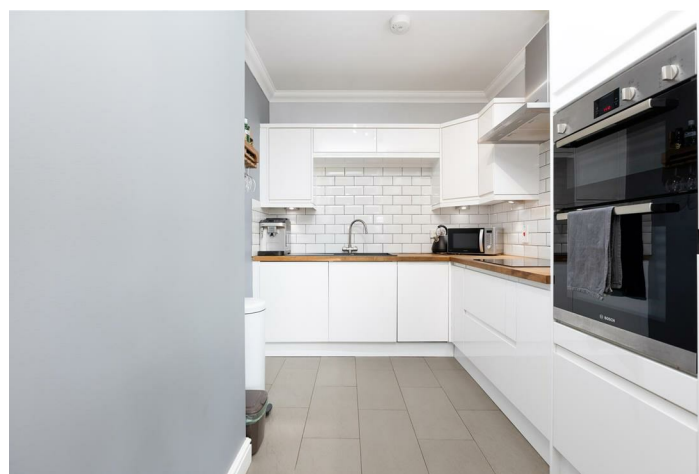


LEASEHOLD



Apartment - Second Floor (EPC Rating: C)

**212 SOUTH WING, FAIRFIELD HALL
KINGSLEY AVENUE, FAIRFIELD,**

Price Guide ~~HERTFORDSHIRE SG5 4EZ~~

£339,995



First Step



2



3



1



C

2 Bedroom Apartment - Second Floor located in Hitchin

OVER 1000 sq ft... FEATURE windows with STUNNING VIEWS... 2 DOUBLE bedrooms... feature BEAMS...

UPGRADED KITCHEN, EN-SUITE & BATHROOM... Landing with space for WORK STATION... Allocated PARKING and ample VISITOR PARKING...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from rear aspect. Full height door to storage cupboard housing the wall mounted consumer unit, shelved. Door entry system wall mounted phone. Staircase to first floor. Ground floor doors leading to:

Lounge/Diner

18'5" x 15'6"

Dual aspect, feature windows to front and side aspect. Carpet. Steps leading up to Kitchen.

Kitchen

10'6" x 7'7"

White high gloss wall and base units with solid oak work surface and tiled splash back area. Integrated dishwasher, washer/dryer, upright fridge/freezer, double ovens, induction hob and extractor hood. Under plinth lighting, one and half bowl sink, ceramic tiled flooring.

Cloakroom

5'2" x 4'4"

Suite comprising: glass wash hand basin on wooden storage plinth, white push button wc. Chrome heated towel rail, tiled storage ledge, low level lighting, half tiled walls, wall mounted mirror/light.

Bedroom 1

13'5" x 12'11"

Feature windows to front aspect. Carpet. Door leading to:

En-suite

7'1" x 5'8"

White suite comprising: push button wc, fully tiled large shower with recessed storage, glass screen, 2 door vanity unit with wash hand basin. Chrome heated towel rail, tiled storage ledge, wall mounted mirror/light, ceramic tiled flooring.

FIRST FLOOR

Landing

Velux window to rear aspect. Space for work station. Full height door to airing cupboard housing the boiler. Carpet. Doors leading to:

Bedroom 2

14'2" x 12'2"

Velux window to side aspect. Feature wall and beams. Carpet.

Bathroom

9'2" x 9'

White suite comprising: fully tiled panelled bath with wall mounted and hand held shower fitted with glass screen, push button wc, 2 door vanity unit with rectangular wash hand basin. Heated towel rail, ceramic tiled flooring. Secure fire exit door.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 977 years remaining

Service charge: £417 pcm

Ground rent: £150 per annum

Council Tax: Band D

EPC Rating: C

Grade II listed building

1 allocated parking space plus ample visitor parking

Mains utilities

Bike Storage

Single glazed windows

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.

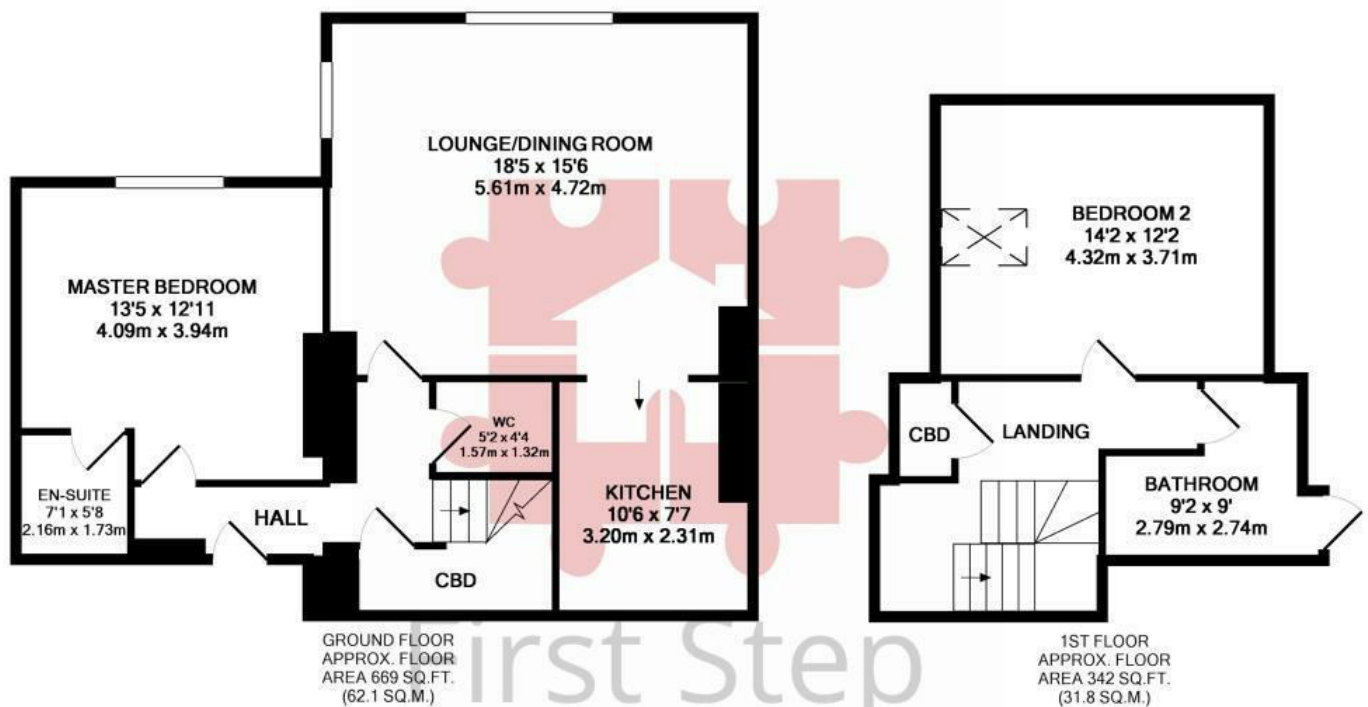
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

Agents 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.



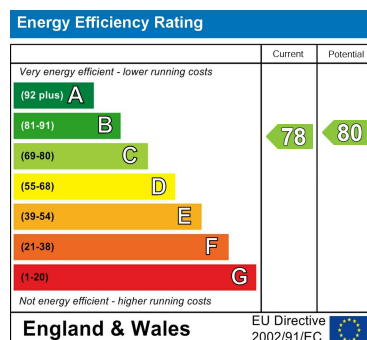


FH212SW
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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

D

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