

LEASEHOLD



Apartment (EPC Rating: C)

**1 East Wing, Fairfield Hall Kingsley Avenue,
Fairfield, Hitchin, Herts, SG5 4FX**

Price Guide

£325,000



First Step



2 Bedroom Apartment located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... PRIVATE SOUTH FACING TERRACE... Spacious open plan ENTERTAINING living accommodation... EN-SUITE... Allocated PARKING SPACE...

INTERNAL

GROUND FLOOR

Entrance Hallway

Window to side aspect and front door leading into hallway with engineered wood flooring, phone entry system. Built-in cupboard fitted with light, housing Potterton boiler & consumer unit. Doors leading to:

Lounge - open plan

19'5" x 18'5"

Two windows and French doors opening out on to a paved south facing patio. Continuation of engineered wood flooring. Open plan leading to Dining Room and Kitchen.

Dining Room - open plan

14'6" x 9'10"

Two windows to front aspect. Continuation of engineered wood flooring, Open plan to Kitchen and Lounge.

Kitchen

Fitted with a range of medium oak base and wall units with complementary work surface. Stainless steel sink with one and half bowl and mixer tap. Half tiled splash back. Integrated dishwasher, washing machine, Neff single oven with four ring gas hob and extractor hood. Space for free standing upright fridge/ freezer. Ceramic tiled flooring.

Bedroom 1

18'8" x 13'8"

Dual aspect windows to front and side aspect. A range of fitted wardrobes, fitted with shelf and rail, carpet. Door leading to:

En-suite

White suite comprising of: corner shower cubicle with wall mounted shower & glass door, push button wc, pedestal wash hand basin. Half tiled mosaic walls and feature wall paper, ceramic tiled flooring.

Bedroom 2

14'6" x 11'10"

Window to rear aspect. Feature arched recessed suitable space for wardrobe. Carpet.

Bathroom

White suite comprising: fully tiled walls and side panel bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Half tiled walls, ceramic tiled flooring.

Private south facing terrace

French doors leading to private south facing terrace, overlooking beautiful manicured gardens and gravelled walk-ways. South facing patio terrace with retaining wall and 3 steps leading to communal gardens.

ADDITIONAL PROPERTY INFORMATION

Leasehold

Council Tax: Band E

EPC: Rating C

Length of lease: 982

Service charge: £404 pcm

Ground rent: £150 per annum

Grade II listed

Mains utilities

Traditional brick construction



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.

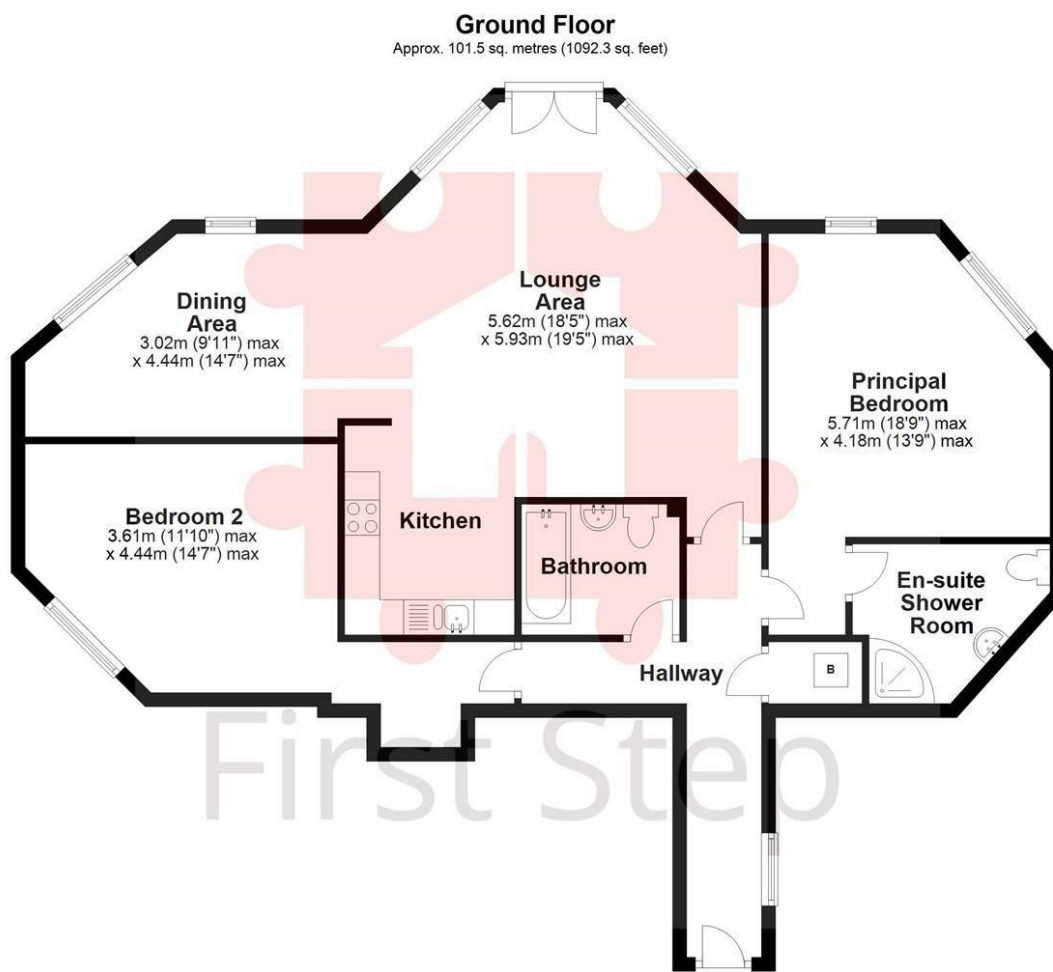
Fairfield Park is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & St Pancras via Letchworth and Arlesey are circa 30-40mins.

Agents Note

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.





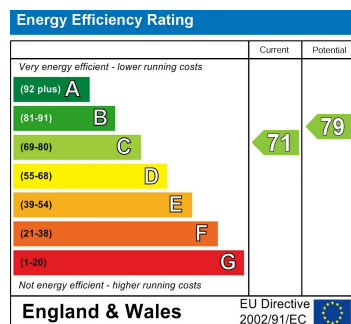


Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

Council Tax Band

E

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