

LEASEHOLD



Apartment - First Floor (EPC Rating: D)

**112 East Wing, Fairfield Hall Kingsley Avenue,
Fairfield, Hitchin, Herts, SG5 4FY**

Price Guide

£215,000



First Step



1



1



1



D

1 Bedroom Apartment - First Floor located in Hitchin

CHAIN FREE... Impressive HIGH CEILINGS... Open plan living... FEATURE BEAMS... Stunning architectural views... Allocated parking... Double bedroom on upper level...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. Wood effect laminate flooring, phone entry system - apartment on first floor of Fairfield Hall, accessed by lift or staircase. Full height door to cupboard housing the boiler and consumer unit, fitted with light and shelved. Staircase to first floor.

Lounge/Diner/Kitchen - vaulted ceiling 23'7" x 14'11"

Vaulted ceiling with feature high level windows to rear aspect. Continuation of laminate wood effect flooring. Opening leading to Kitchen.

Kitchen - vaulted ceiling

Fitted kitchen with range of white high gloss wall and base units with wood effect laminate worksurface with tiled splashback. Integrated electric oven, 4 ring gas hob, extractor, upright fridge/freezer, dishwasher and washing machine. Inset one and half bowl stainless steel sink and drainer unit with mixer tap, under plinth lighting, continuation of wood effect laminate flooring.

FIRST FLOOR

Landing

Carpet. Door leading to:

Bedroom 1

12'4" x 11'8"

Velux window, exposed ceiling beam with mezzanine over the lower level.

Bathroom

White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin with tiled storage ledge. Ceramic tiled flooring.

Gardens and Parking

There is one allocated parking space and ample visitor parking.

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.

ADDITIONAL PROPERTY INFORMATION

EPC Rating: D

Council Tax: Band C

Service charge: £239.39 pcm

Ground Rent: £75 every 6 months

Leasehold - 983 years remaining

Grade II Listed building

Mains utilities

Local Area

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Fairfield Park Lower School is located within Fairfield Park, also locally is Pix Brook Academy, Etonbury Academy and the renowned Samuel Whitbread Academy.

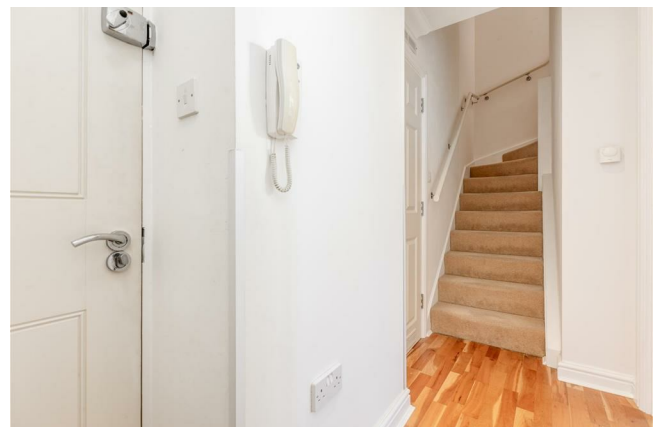
measurements are approximate, no items should be ordered without specifically being measured first.

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.

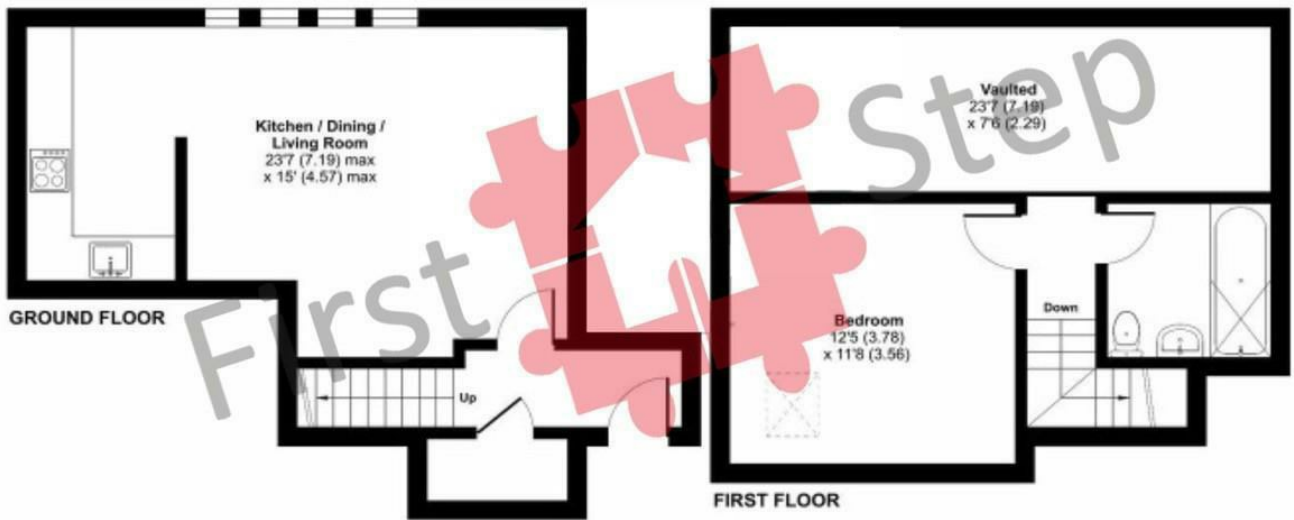
Agents Note

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





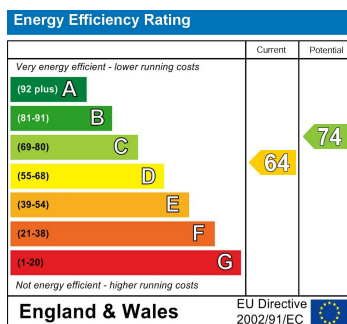
Approximate Area = 640 sq ft / 59.4 sq m (excludes vaulted area)
For identification only - Not to scale



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