



Apartment

APARTMENT 106 EAST WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD, SG5 4FY

PCM

£1,400

FEATURES

- ** Spacious Two Bedroom apartment located in Fairfield Hall **
- Built in wardrobes in bedroom 1 and Dressing area in Bedroom 2
- Available Part furnished/Unfurnished
- Would suit professionals
- EPC Rating C
- En-suite and Family Bathroom
- Available ** NOW **
- Sorry No Pets
- Council Tax Band C
- Easy access to all local areas/Public Transport Links



First Step

2 Bedroom Apartment located in Fairfield

Call us on
01462 659 730

rentals@firststep.ltd
www.firststep.ltd

Council Tax Band

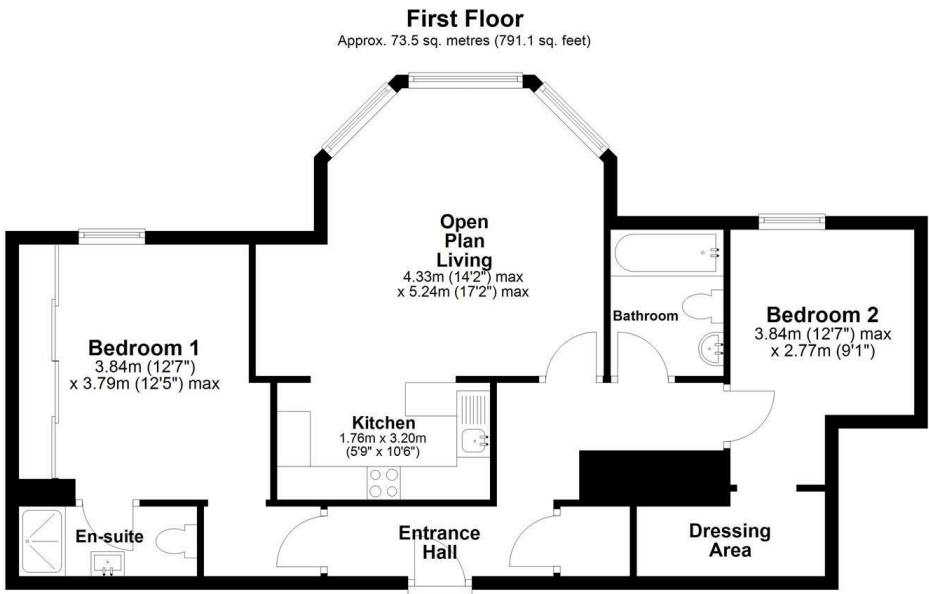
C

Welcome to this delightful apartment located on Kingsley Avenue in the charming area of Fairfield. This spacious first-floor residence, built in 2006, offers a generous 840 square feet of living space, making it an ideal home for professionals seeking comfort and convenience.

As you enter, you are greeted by a well-designed open plan reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a large bay window to the front aspect, creating a light and airy living space, two well-proportioned bedrooms, including a master suite complete with built in wardrobes and an en-suite shower room, and second bedroom with dressing area, ensuring privacy and comfort. An additional bathroom is also available.

The apartment boasts a fully equipped kitchen, with modern appliances including dishwasher, washing machine, fridge freezer, electric oven, gas hob with extractor fan. This space is not only functional but also perfect for those who enjoy cooking and hosting. There is a breakfast bar which creates a welcoming sociable area.

The apartment is situated in a peaceful setting, yet remains close to local amenities, making it a perfect blend of tranquillity and accessibility.



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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.



First Step