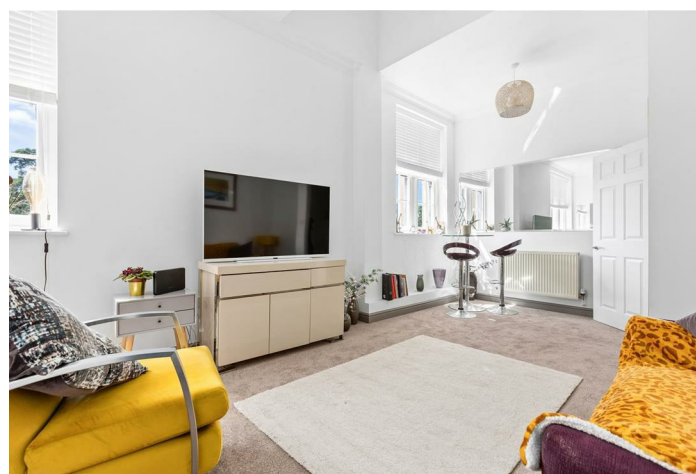
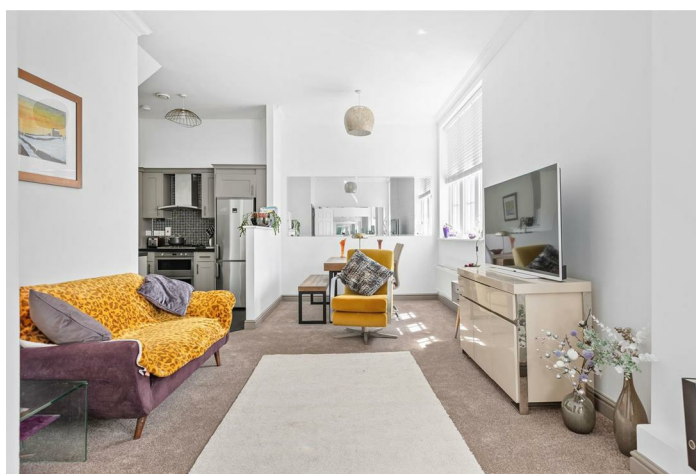


LEASEHOLD



Apartment - Second Floor (EPC Rating: C)

207 EAST WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD,

BUCKINGHAMSHIRE HP8 4EZ

Price Guide

£279,950



First Step



2



1



1



C

2 Bedroom Apartment - Second Floor located in Hitchin

2 DOUBLE bedrooms... BEAUTIFUL VIEWS of STUNNING GROUNDS... Immaculate condition throughout... NEW CARPETS... Impressive HIGH CEILINGS & FEATURE WINDOWS... Allocated PARKING...

INTERNAL

Ground Floor

Entrance Hallway

Door to rear aspect. Wall mounted consumer unit. Staircase leading to first floor. Carpet. Doors leading to:

Lounge/Diner

23'1" x 11'5"

Two feature windows to front aspect. Carpet. Opening to:

Kitchen

8'9" x 6'6"

A range of "Greige" coloured wall and base units with granite composite wrap work surface and tiled splash back. Integrated dishwasher, double oven, 4 ring gas hob and extractor hood, free standing upright fridge/freezer and washer/dryer. Boiler concealed in matching wall unit, inset single bowl sink with drainer grooves, under plinth lighting, vinyl flooring.

Cloakroom

White suite comprising: concealed push button wc, vanity wash hand basin with tiled splash back. Heated towel rail, half tiled walls, vinyl flooring.

Bedroom 2

12'7" x 10'4"

Feature window to front aspect. Carpet.

First Floor

Landing

Velux to rear aspect. Full height storage cupboard fitted with light. Galleried balcony over looking lounge. Carpet. Doors leading to:

Bedroom 1

17'7" x 14'6"

Velux to side aspect. Emergency exit door. Carpet.

Bathroom

White suite comprising: Fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Wall mounted mirrored storage cabinet. Laminate flooring.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 979 years remaining

Council Tax: Band D

Service charge: £4,189.59 per year

Ground Rent: £150 per year

Grade II listed building

1 allocated parking space plus ample visitor parking

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 &



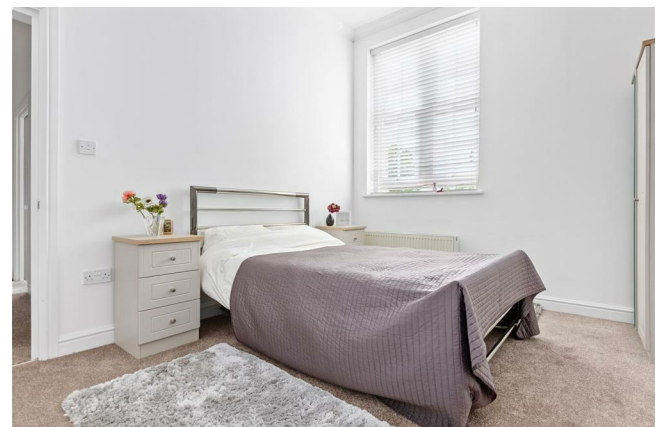
Community Hall offering meeting facilities, a range of classes or perfect for hiring for private events. There are many secure play parks for children of all ages along with speed restricted tree lined roads for family safety.

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 Note

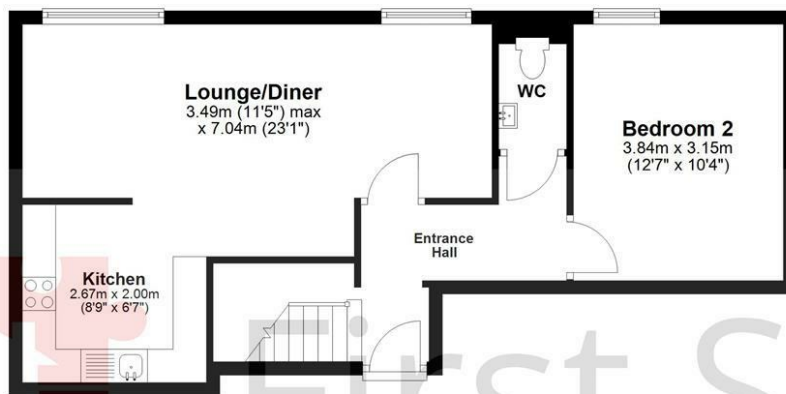
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



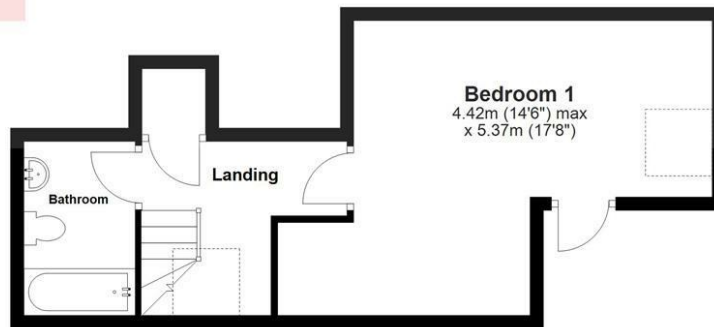
Ground Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



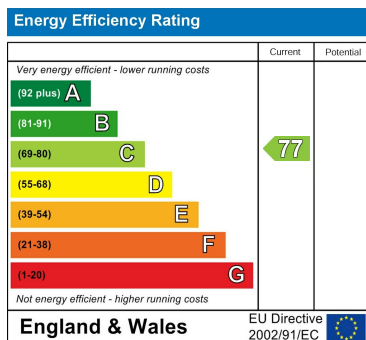
Total area: approx. 85.0 sq. metres (914.5 sq. feet)

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.

Council Tax Band

D

Energy Performance Graph



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www.firststep.ltd

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