

LEASEHOLD



Apartment (EPC Rating:)

75 HUNTINGDON WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD,

Price Guide HERTFORDSHIRE SG5 4EX

£290,000



First Step



2



1



1



2 Bedroom Apartment located in Hitchin

GROUND FLOOR apartment... 2 DOUBLE bedrooms... UPGRADED Kitchen... ENTERTAINING open plan living... Allocated PARKING and ample VISITOR PARKING... Peaceful location with STUNNING GROUNDS...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to rear aspect. Two full height cupboards one housing consumer unit and one housing the boiler. Laminate flooring. Doors leading to:

Livng Room

17'5" x 14'6"

Two windows to front aspect. Continuation of laminate flooring. Opening to:

Kitchen

10'5" x 5'9"

Upgraded kitchen with a range of teal coloured wall and base units including corner carousel, slate effect work surface and tiled splash back. Integrated fridge/freezer, washer/dryer, slimline dish washer, double oven, 4 ring gas hob and extractor hood. One and a half bowl sink, continuation of laminate flooring.

Bedroom 1

Window to front aspect, continuation of laminate flooring.

Bedroom 2

Window to front aspect. Carpet.

Bathroom

White suite comprising: Large fully tiled shower with glass screen, push button wc, pedestal wash hand basin. Heated towel rail, shaver point, lighted wall mounted mirror, vinyl flooring.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 987 years remaining

Council Tax: Band B

Service charge: £260 per month

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



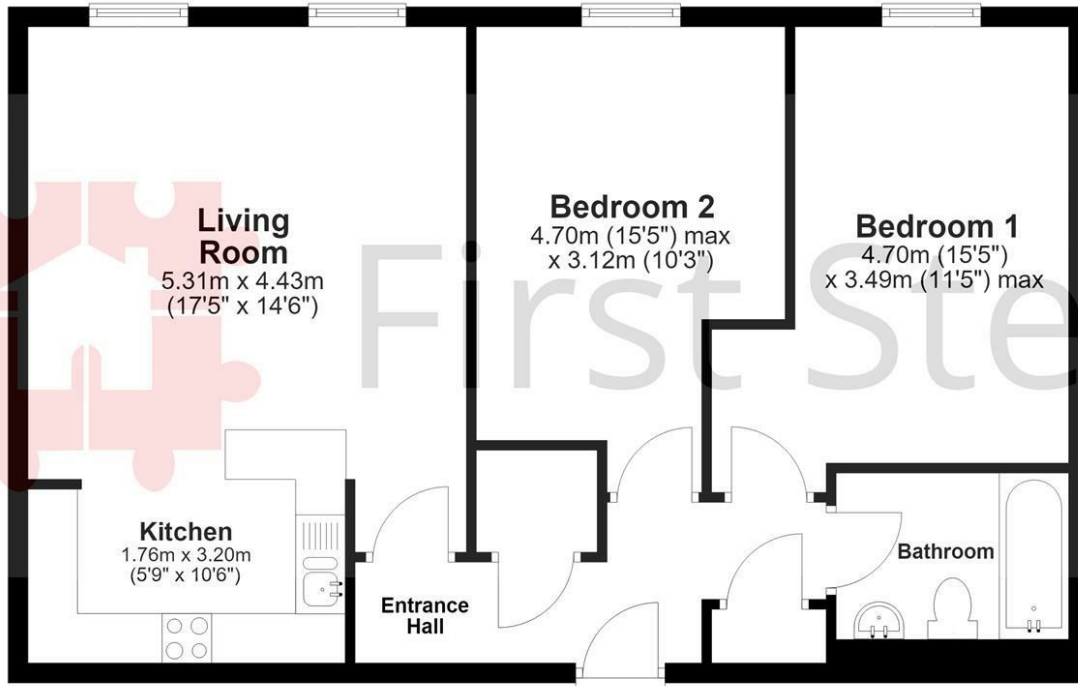
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 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

B

Energy Performance Graph

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		

Call us on

01462 659 730

sales@firststep.ltd

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