

LEASEHOLD



Flat - Ground Floor (EPC Rating: B)

**72 CHARLOTTE AVENUE, FAIRFIELD,  
HITCHIN, HERTS, SG5 4HF**

**Price Guide**

**£290,000**



First Step



2



2



1



B

# 2 Bedroom Flat - Ground Floor located in Hitchin

2 DOUBLE bedrooms... EN-SUITE... Dual aspect LOUNGE... Light and bright KITCHEN with INTEGRATED APPLIANCES... COMMUNAL GARDEN... ONE PARKING SPACE...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to side aspect and window to rear aspect. Wall mounted consumer unit. 2 x storage cupboards one fitted with water tank and shelf. Carpet, inset coir matting to entrance. Doors leading to:

#### Kitchen

11'0" x 8'7"

Window to rear aspect. A range of white wall and base units, with complementary work surface and up stand. Integrated dish washer, washing machine, single oven, 4 ring gas hob and extractor hood, space for free standing fridge freezer. Boiler concealed in matching wall unit, one and a half bowl sink, under plinth lighting, wine rack, ceramic tiled flooring.

#### Lounge/Dining Room

25'9" x 13'11"

Dual aspect bay window to front aspect and window to rear aspect. Carpet.

#### Bedroom 1

15'8" x 11'6"

Window to front aspect. 2 door built in wardrobe fitted with shelf and rail. Carpet. Door leading to:

#### En-Suite

White suite comprising: Push button wc, pedestal wash hand basin with tiled splash back, fully tiled corner shower with glass door. Shaver point. Laminate flooring.

#### Bedroom 2

Window to front aspect. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: push button wc, pedestal wash hand basin with tiled splash back, half

tiled paneled bath with hand held shower. Heated towel rail, shaver point, laminate flooring.

## EXTERNAL

### Front Aspect

Railings and hedge to front. Paved pathway to communal front door. External light. Internal communal entrance hallway with mail boxes, door to communal garden and stair case to all floors.

### Rear Communal Garden

Wall and fence perimeter. External light. Paved pathway to communal brick storage shed/bike storage with key code access, side gated access to bin storage. Door to communal entrance hallway.

### Parking

1 parking space in private car park for the block.

## ADDITIONAL PROPERTY INFORMATION

Leasehold: 108 years remaining

EPC: Rating B

Council Tax: Band C

Service Charge: 1500 per annum (Scanlans and Proactive Block Management Ltd)

Ground Rent: £350 per annum

Mains utilities

Traditional brick and block 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. Fairfield Park offers fantastic walks around both the Green and Blue lagoons, as well as the established parkland.

There are two lower schools, Fairfield Park lower school &



newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

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 & London St Pancras via Letchworth & Arlesey circa 38-44mins. London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

On the park itself there is a Tesco's convenience store, Bannatyne's Gym and Spa, The Orchard Restaurant and Eden hair salon along with Fairfield Park Cricket & Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### Agents Note

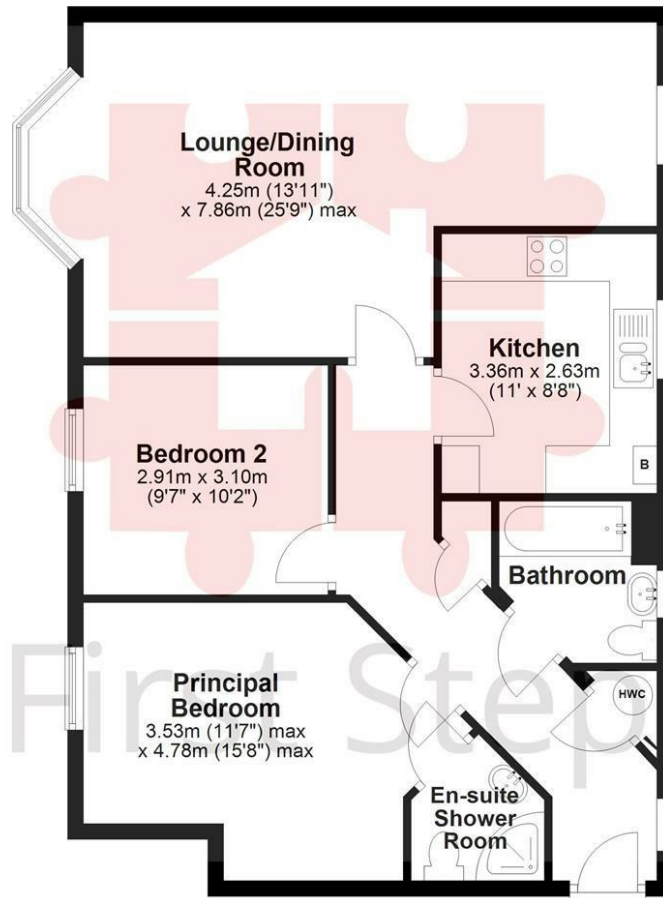
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



## Ground Floor

Approx. 78.2 sq. metres (841.4 sq. feet)

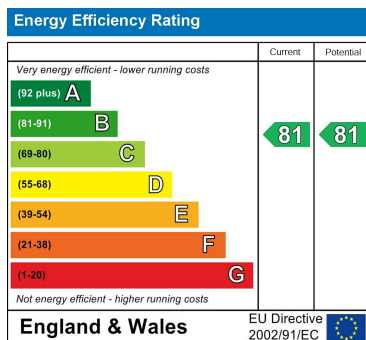


Total area: approx. 78.2 sq. metres (841.4 sq. feet)

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**