

LEASEHOLD



Apartment - First Floor (EPC Rating: D)

155 HERTFORDSHIRE WING FAIRFIELD HALL, KINGSLEY AVENUE, FAIRFIELD,

Price Guide

£320,000



First Step



2



2



1



D

2 Bedroom Apartment - First Floor located in Fairfield, Hitchin

CHAIN FREE!!!... MUST BE SEEN... Immaculately Presented... Upgraded KITCHEN & FLOORING... WOODEN SHUTTERS... MASTER with En-suite... 2 DOUBLE BEDROOMS bedrooms... ALLOCATED Parking...

INTERNAL

Ground floor

Communal Entrance via Door 2 or Door 8

Entrance Hallway

Door to front aspect. Full height door to storage cupboard, fitted with light, coat racks and housing the boiler. Karndean flooring. Staircase to first floor. Doors leading to:

Living/Dining Room

21'3" x 19'6"

Four feature double glazed windows to rear aspect, fitted with wooden shutters. Karndean flooring. Opening leading to:

Kitchen

9'9" x 7'8"

Modern kitchen fitted with a range of white Shaker style wall & base units (fitted in 2022) with complementary work surface, incorporating drawer pack, matching freestanding moveable base storage unit. Range double oven fitted with 5 ring gas hob & extractor. Integrated dishwasher & microwave, freestanding fridge freezer. Composite sink fitted with Quooker hot tap. Under plinth lighting. Karndean flooring.

Bedroom 1

11'9" x 11'8"

Feature double glazed window to rear aspect, fitted with vertical blind. Built-in 4 door wardrobe, fitted with shelf & rail. Karndean flooring. Door leading to:

En-suite

White suite comprising: fully tiled large shower, fitted with wall mounted shower & glass screen, vanity unit inset with wash hand basin, concealed push button wc. Mirrored wall cabinet. Ceramic tiled flooring.

Landing

Door to storage cupboard, fitted with rail. Carpet. Door leading to:

Bedroom 2

13'6" x 11'8"

Velux window to side aspect. Feature beam. Carpet.

Bathroom

White suite comprising: fully tiled panelled bath fitted with wall mounted shower & glass screen, push button wc, pedestal wash hand basin, mirrored wall unit. Ceramic tiled flooring.

EXTERNAL

Communal gardens

Beautiful manicured gardens and gravelled walk-ways.

Parking

Designated parking space with ample visitor parking.

ADDITIONAL PROPERTY INFORMATION

Council tax: Band D

EPC Rating: D

Service Charge: £370.35 per month

Ground rent: £75 every 6 months

Leasehold - 979 years remaining

Grade II Listed

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.

Agent Note

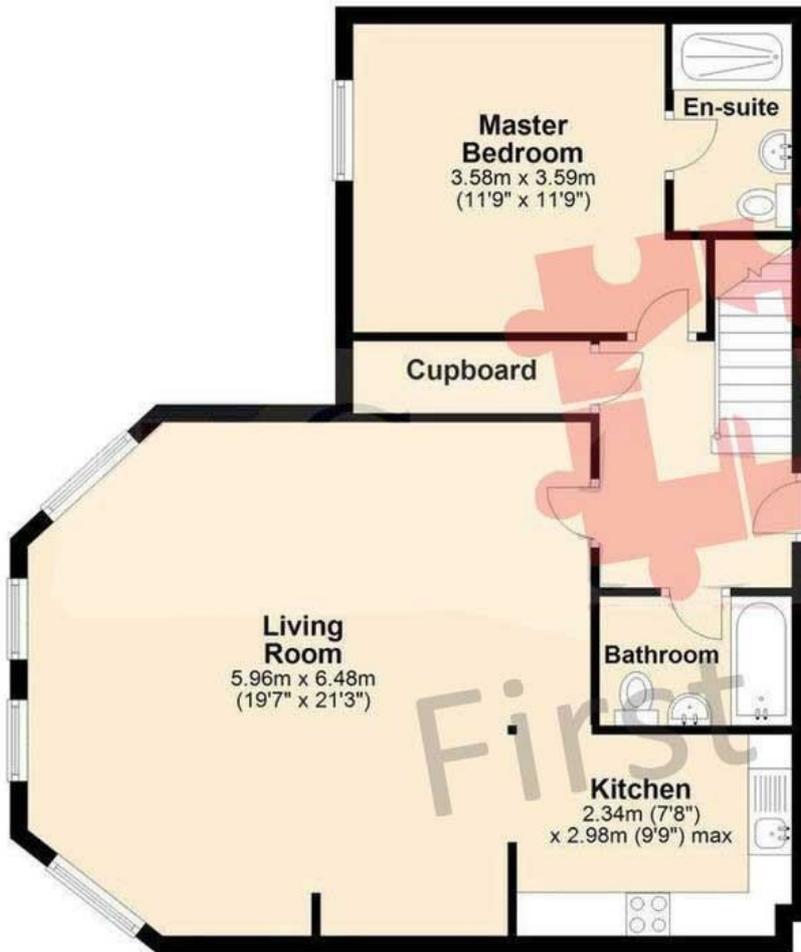
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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

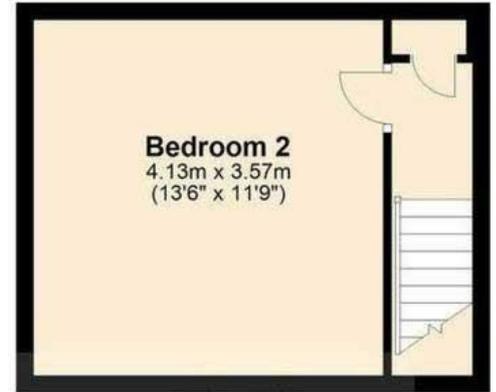


Floorplan for 2 bedroom apartment for sale

Ground Floor



First Floor

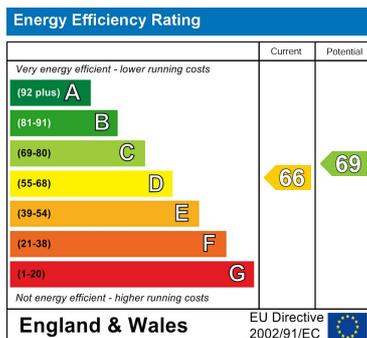


Total area approx. 1001 Sq feet (93 Sq Metres)

Council Tax Band

D

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