

LEASEHOLD



Apartment (EPC Rating:)

62 SOUTH WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD,

WITCHAMPTON, HERTS, SG5 4EX

Price Guide

£349,000



First Step



3



2



1



3 Bedroom Apartment located in Hitchin

CHAIN FREE... 3 DOUBLE bedrooms... IMPRESSIVE 1466 SQ FT of LUXURY LIVING ... FEATURE WINDOWS & HIGH CEILINGS... Wraparound Tiered WALLED GARDEN.. INDEPENDENT DOOR directly to outside... Bedroom with EN-SUITE & DRESSING AREA... Granite worksurfaces...

INTERNAL

Ground Floor

Entrance Hallway

Door to side aspect. Full height cupboard fitted with shelves and light, housing the consumer unit. Laminate flooring. Staircase to lower ground floor. Doors leading to:

Living Room

22'6" x 17'4"

Dual aspect window to front and side aspects. Continuation of laminate flooring.

Kitchen

11'6" x 7'3"

Two windows to side aspect. A range of cream wall and base units including bin storage, with granite work surface and upstand. Integrated washing machine, slimline dishwasher, under counter fridge and freezer, single oven, 4 ring electric hob and extractor hood. Single bowl sink and drainer, under plinth lighting, continuation of laminate flooring.

Cloakroom

White suite comprising: Push button wc, pedestal wash hand basin, half tiled walls, high level storage cupboard. Continuation of laminate flooring.

Lower Ground Floor

Lower Hallway

High level storage shelves, under stairs storage cupboard. Full height cupboard housing the boiler. Back door leading directly to the outside. Carpet. Doors leading to:

Bedroom 1

11'8" x 11'0"

Dual aspect windows to both side aspects. Fitted set of drawers with two cupboards and 2 matching bedside tables. Carpet. Opening to:

Dressing Area

8'5" x 7'6"

8 door fitted wardrobe fitted with shelves, rail and drawers. Carpet. Door leading to:

En-Suite

White suite comprising: push button wc, pedestal wash hand basin, large fully tiled shower with glass door. Ceramic tiled flooring.

Bedroom 2

11'6" x 11'4"

Window to front aspect. Carpet.

Bedroom 3

11'6" x 9'7"

Window to side aspect. Carpet.

Bathroom

Window to side aspect. White suite comprising: fully tiled panelled bath with hand held shower and glass screen, push button wc, pedestal wash hand basin. Fully tiled walls, ceramic tiled flooring.

EXTERNAL

Walled Wraparound Tiered Garden

Walled wraparound tiered garden with established shrubs plus surrounded by beautiful landscaped communal gardens with views over cricket pitch.

Allocated Parking

1 designated parking space beside door 3 with ample visitor parking.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 979 years remaining

Council tax: Band E

Service charge: £585 pcm

Ground rent: £150 pa

Mains utilities

Traditional brick and block construction

Grade II listed building

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 is a lower school on the park which has been rated as outstanding along with many nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Community College.

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 via Letchworth are approximately 35-40mins.

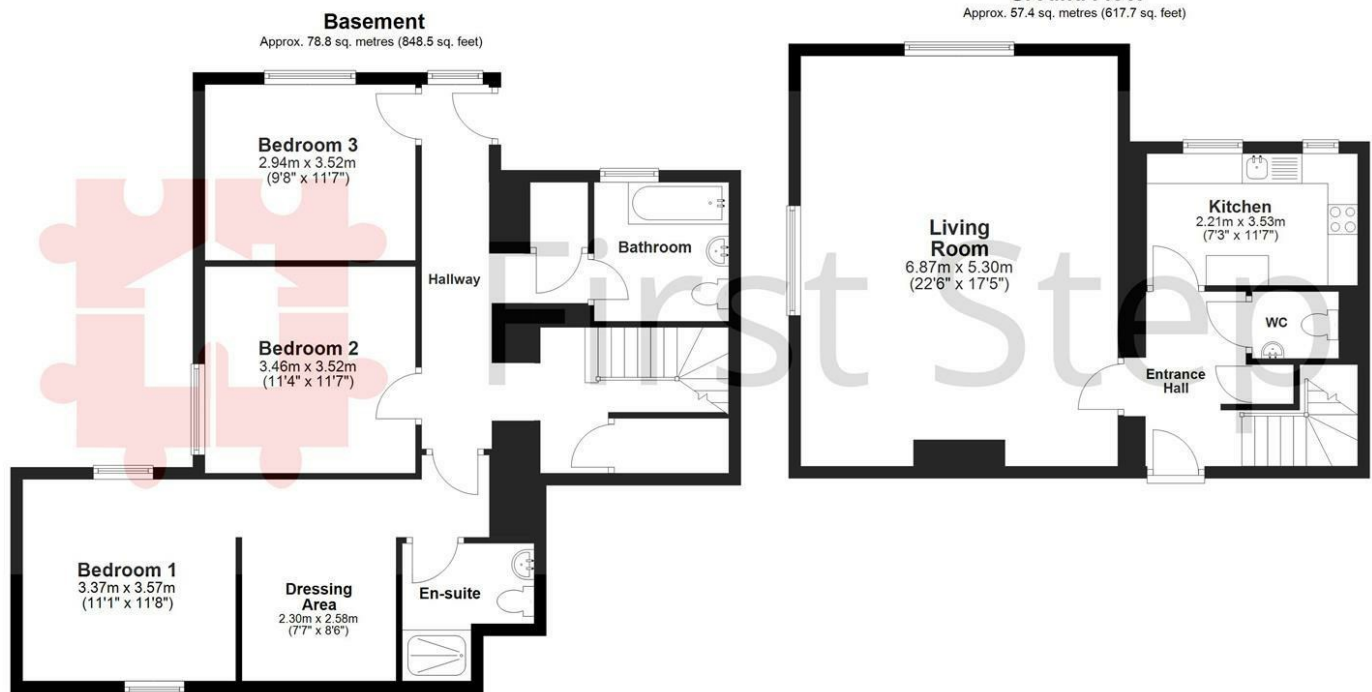
On the park itself there is a Tesco's convenience store, Bannatyne's Gym and new Spa, The new Orchard Restaurant, dry cleaners and Eden hair salon along with Fairfield Park Cricket and Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agents, 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.





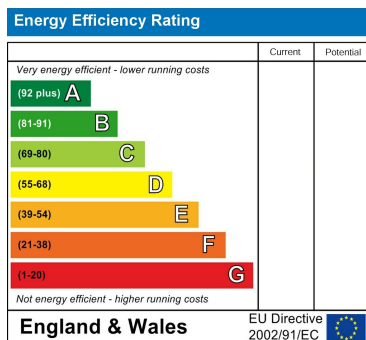
Total area: approx. 136.2 sq. metres (1466.2 sq. feet)

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

E

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