

LEASEHOLD



Apartment - First Floor (EPC Rating:)

APARTMENT 138 SOUTH WING, FAIRFIELD HALL KINGSLEY AVENUE, FAIRFIELD WITCHAMPTON HERTS SG5 4EX

Price Guide

£250,000



First Step



2



1



1



2 Bedroom Apartment - First Floor located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... Allocated PARKING... Entertaining living accommodation... Lift & staircase access... STUNNING Grade II listed building... Peaceful rural setting...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Full height storage cupboard. Laminate flooring.

Lounge/Diner

21'3" x 13'5"

Window to rear aspect. Continuation of laminate flooring. Opening to:

Kitchen

9'6" x 6'6"

A range of light wood wall and base units with complementary work surface and tiled splash back. Integrated fridge/freezer, dishwasher, washer/dryer, double oven, 4 ring gas hob and extractor hood. Single bowl sink and drainer, under plinth lighting, continuation of laminate flooring.

Bedroom 1

11'1" x 10'9"

Window to rear aspect. Continuation of laminate flooring.

Bedroom 2

10'9" x 10'5"

Window to rear aspect. 2 door mirrored wardrobe fitted with shelf and rail. Continuation of laminate flooring.

Bathroom

9'4'1" x 6'2"

White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin, wall mounted mirror, tiled walls. Storage cupboard housing the boiler. Ceramic tiled flooring.

EXTERNAL

1 allocated parking space in private gated car park with ample visitor parking to rear of property.

ADDITIONAL PROPERTY INFORMATION

Leasehold : 976 years remaining

Council Tax: Band D

Service Charge: £3334 per annum

Ground Rent: £150 per annum

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 with nearby schools: Pixbrook Academy, Etonbury Academy, & 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 via Letchworth are approximately 35-40mins.

On the park itself there is a Tesco's convenience store, Bannatyne's Gym/Spa, 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.

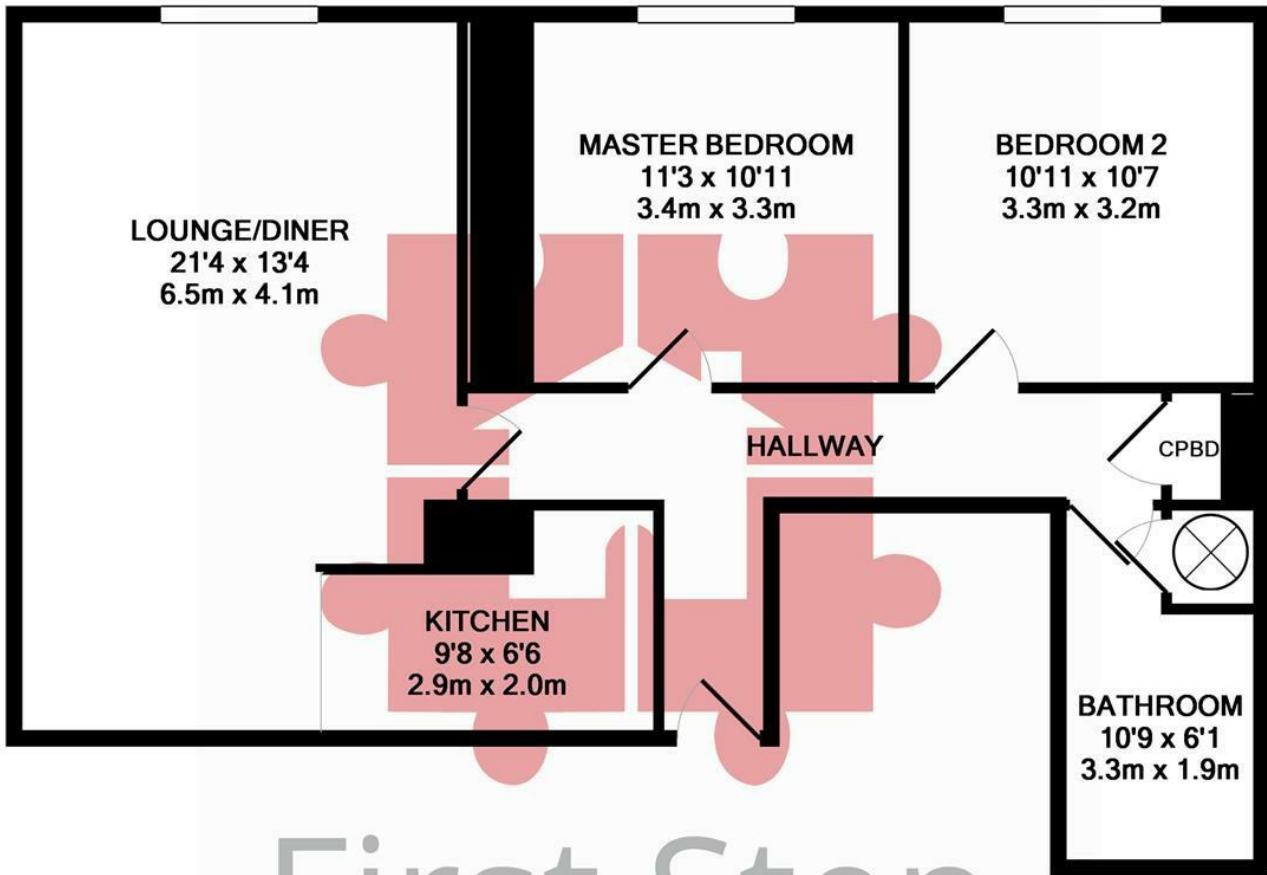
Agents Note



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





First Step

FH138SW

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

D

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		

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First Step