

LEASEHOLD



Apartment - Second Floor (EPC Rating:)

221 SOUTH WING, FAIRFIELD HALL, KINGSLEY AVENUE, FAIRFIELD,

BUCKINGHAMSHIRE, HP8 4EZ

Price Guide

£300,000



First Step



2



2



1



2 Bedroom Apartment - Second Floor located in Hitchin

CHAIN FREE... 2 DOUBLE bedrooms... STUNNING views... IMPRESSIVE HIGH CEILINGS... Feature BEAMS... Bedroom 1 DRESSING AREA... open plan ENTERTAINING LIVING... Allocated parking space....

INTERNAL

Ground Floor

Entrance Hallway

Door to rear aspect. Two full height cupboards one housing the boiler & the fuse box, one under stairs cupboard fitted with light. Staircase to first floor. Carpet. Doors leading to:

Lounge/Dining room

Dual aspect window to side and front aspect. Carpet. Opening to:

Kitchen

Window to front aspect. A range of green wall and base units with complementary work surface and tiled splash back. Integrated under counter fridge and under counter freezer, dishwasher, washer/dryer, double oven, 4 ring electric hob and extractor hood. Single bowl sink and drainer, under plinth lighting, laminate flooring.

Bedroom 1

Window to side aspect. Carpet. Opening to Dressing area.

Dressing Area

5 door built-in wardrobe fitted with shelf and rail. Carpet.

Bathroom

White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin with tiled splash back. Laminate flooring.

Cloakroom

White suite comprising: push button wc, pedestal wash hand basin. Half tiled walls. Laminate flooring.

First Floor

Bedroom 2

Mezzanine floor with open balcony and feature beams overlooking living/dining area. Carpet.

ADDITIONAL PROPERTY INFORMATION

Leasehold: 976 years remaining

Council Tax: Band D

Service charge: £368 per month

Ground Rent: £150 per year

Grade II listed building

1 allocated parking space bay 221 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.

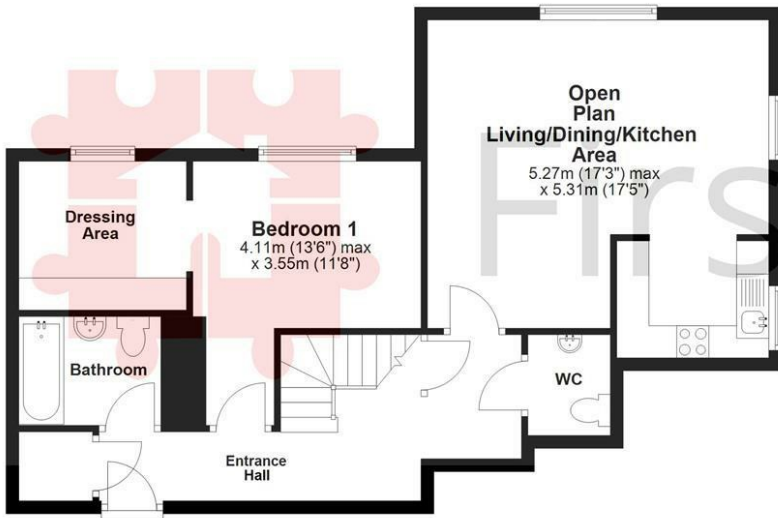
Agents Note

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.



Second Floor
Approx. 65.5 sq. metres (705.0 sq. feet)



Mezzanine
Approx. 17.3 sq. metres (186.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 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

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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01462 659 730

sales@firststep.ltd

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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