



Apartment

**APARTMENT 87 WEST WING,
FAIRFIELD HALL KINGSLEY
AVENUE, FAIRFIELD,
HITCHIN, SG5 4FX**

PCM

£1,600

FEATURES

- *** AVAILABLE NOW ***
- ** GROUND FLOOR **
- luxury ensuite and bathroom
- *** Light and Spacious Lounge and Dining area ***
- EPC rating D Council Tax Band E
- Beautifully presented 2 double bedroom Apartment
- Beautiful well equipped kitchen with integrated appliances & Quooker tap
- Fitted Wardrobes to both bedrooms
- Allocated Parking via gated entry system
- *** Close to all local amenities and transport links ***



2 Bedroom Apartment located in Hitchin

Call us on

01462 659 730

rentals@firststep.ltd

www.firststep.ltd

Council Tax Band

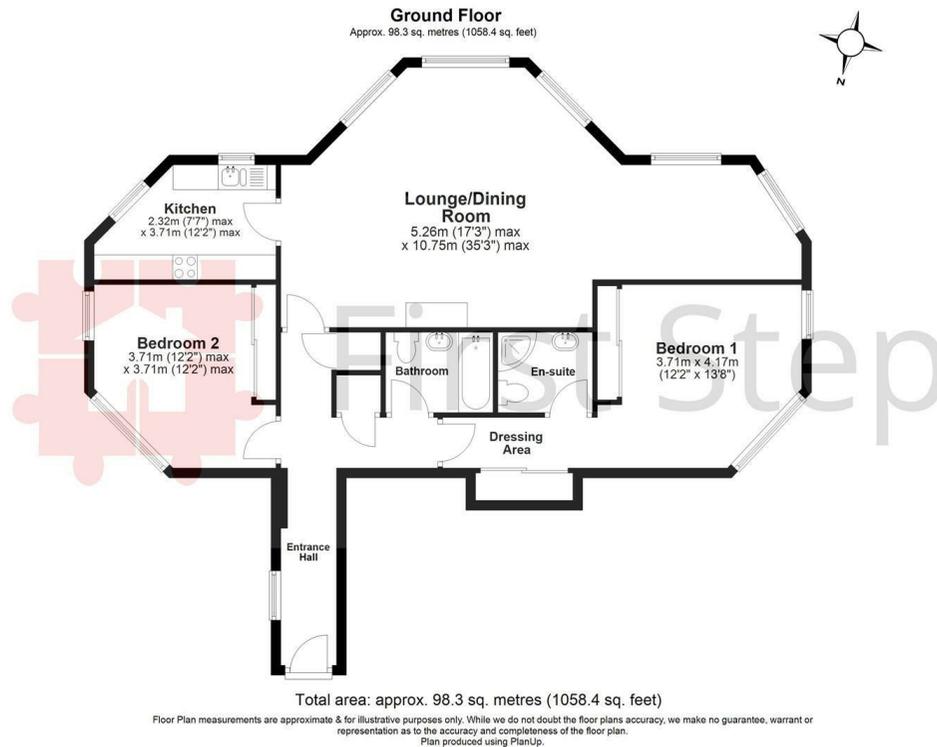
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Welcome to this beautifully presented ground floor apartment located on Kingsley Avenue in the charming area of Fairfield, Hitchin. This spacious residence boasts two generous double bedrooms, each equipped with fitted wardrobes, providing ample storage for your belongings. The master bedroom features an en suite shower room, with the main bathroom providing a bath with shower for a more relaxing retreat.

The apartment is designed with comfort and style in mind, highlighted by a large bay window in the lounge that invites an abundance of natural light and offers lovely views of the surrounding area. The open and airy layout creates a welcoming atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home.

The modern well designed kitchen comprises of integrated appliances including Fridge and freezer, washer/dryer and microwave. There is also a Quooker Tap and hand held spray tap for ease. The thoughtful attention to detail makes this property ideal for those looking for a modern home with a relaxing feel.

Available now, this property presents a wonderful opportunity for anyone looking to settle in a vibrant community with easy access to local amenities. Don't miss the chance to make this delightful



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.