

LEASEHOLD



Apartment - Second Floor (EPC Rating: C)

**201 East Wing, Fairfield Hall Kingsley Avenue,  
Fairfield, Hitchin, Herts, SG5 4FZ**

**Offers Over**

**£300,000**



First Step



2



2



1



C

# 2 Bedroom Apartment - Second Floor located in Hitchin

CHAIN FREE... Unique TOWER APARTMENT... 1394 sq ft... STUNNING VIEWS... Two DOUBLE bedrooms... EN-SUITE... Feature BEAMS... Allocated PARKING space... Stunning Grade II listed building...

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

Door leading from communal corridor. Carpet. Storage cupboard 1: housing the boiler. Storage cupboard 2: housing the consumer unit. Staircase to upper levels. Doors leading to:

#### Bedroom 2

Window to rear aspect. Carpet.

#### Bathroom

Window to front aspect. White suite comprising: fully tiled bath with wall mounted shower and glass screen, push button wc, pedestal wash hand basin. Tiled storage ledge, vinyl flooring,

### FIRST FLOOR

#### Bedroom 1

Triple aspect windows. Carpet. Door leading to:

#### En-suite

Window to side aspect. White suite comprising: Fully tiled corner shower with glass door, push button wc, pedestal wash hand basin. Vinyl flooring.

### SECOND FLOOR

#### Second Floor Stairwell

Door entry system. Fire exit door. Full height door to walk in wardrobe fitted with light, shelf and rail.

#### Lounge

Triple aspect windows. Wooden beams Loft storage. Laminate flooring. Opening leading to:

#### Kitchen

Feature beams. Range of wooden wall and base units with complementary work surface. Single oven, 4 gas ring hob, extractor hood. Freestanding slimline dishwasher, washing machine and fridge/freezer. Stainless steel sink, vinyl flooring.

### ADDITIONAL PROPERTY INFORMATION

Council Tax: Band D

Service charge: £450 pcm

Ground rent: £75 every 6 months

Leasehold - 977 years remaining

#### 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. 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.

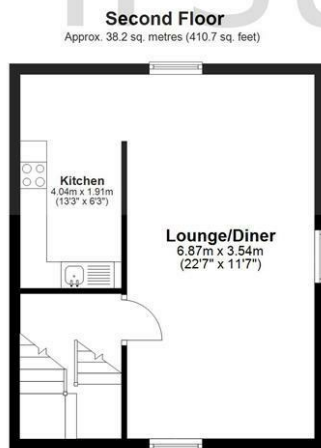
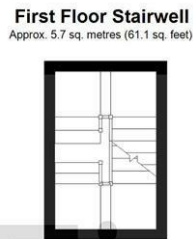
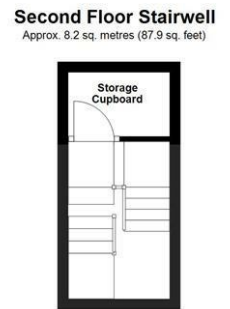
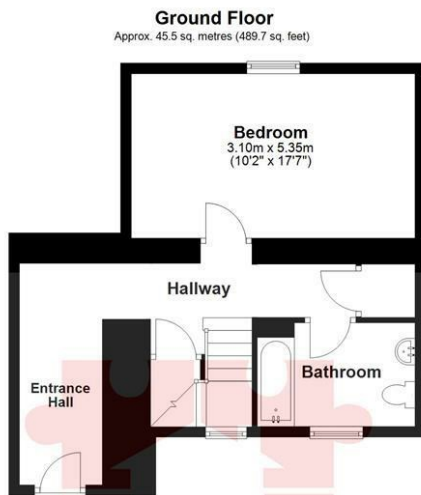
#### Agents Note

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.







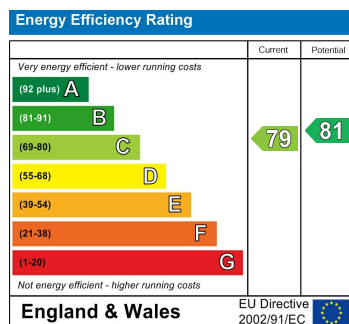


Total area: approx. 129.6 sq. metres (1394.5 sq. feet)

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**