

LEASEHOLD



Apartment - First Floor (EPC Rating: )

**103 EAST WING, FAIRFIELD HALL  
KINGSLEY AVENUE, FAIRFIELD,  
PITTINGTON, HERTS, SG5 1EW**

**£325,000**



**First Step**



**2**



**3**



**1**



# 2 Bedroom Apartment - First Floor located in Fairfield, Hitchin

STUNNING FIRST FLOOR APARTMENT... 2 DOUBLE bedrooms... EXCELLENT STORAGE plus DRESSING AREA & EN-SUITE... Feature windows... UPGRADED KITCHEN... Light and Spacious throughout... New BOILER... Allocated PARKING...

Secure entrance via Door 5, with lift and staircase to first floor apartment.

## INTERNAL

### Entrance Hallway

High ceiling with 2 feature windows to rear and side aspect. Full height door to storage cupboard housing the wall mounted boiler (5 months old) and consumer unit. Doors leading to:

### Cloakroom

White suite comprising: push button wc, inset wash hand basin with vanity unit, half tiled walls, carpet.

### Lounge/Diner

15'11" x 15'2"

High ceiling with 2 feature windows to side aspects, both fitted with electrically operated Roman blinds. HIVE heating system. Shallow step up to lounge area fitted with carpet. Opening leading to:

### Kitchen

High ceiling with dual aspect feature windows to side and rear aspects, both fitted with electrically operated Roman blinds. Upgraded kitchen with range of 2 shades of grey wall and base units with matching complementary work surface and splash back. Integrated slimline dishwasher, washer/dryer, under counter fridge, under counter freezer, built-in bin storage, larder style pull out full height drawer storage, integrated electric oven, with recess and space for microwave oven, induction hob and extractor hood. Hanstrom hot water tap. sink and drainers, under plinth lighting, luxury vinyl flooring.

### Bedroom 1

15'2" x 11'1"

High ceiling with feature window to side aspect, fitted with electrically operated Roman blind. Bespoke built-in storage, 9 mirrored door wardrobe fitted with shelves and rails, matching dressing table and bedside cabinets, plus two further mirrored doors opening and leading to:

### Bedroom 1 En-suite

White suite comprising: fully tiled shower cubicle with glass door, push button wc, pedestal wash hand basins. Half tiled walls, carpet.

### Bedroom 2

11'7" x 11'1"

High ceiling with dual aspect feature windows to side and rear aspects, both fitted with electrically operated Roman blinds. Carpet, opening leading to Dressing area and bathroom.

### Bedroom 2 Dressing Area

Bespoke built-in storage, 6 mirrored door wardrobe fitted with shelves and rails. Door leading to:

### Bathroom

Window to rear aspect. White suite comprising: Large walk-in shower with waterproof wall panelling, push button wc, wash hand basin with vanity unit. Luxury vinyl flooring, chrome heated towel rail.

## EXTERNAL

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

## ADDITIONAL PROPERTY INFORMATION

Leasehold: 987 years remaining

Service charge: £386 pcm

Ground rent: £150 per annum

Council Tax: Band D

Mains utilities

Grade II listed building

Brick built

## 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.

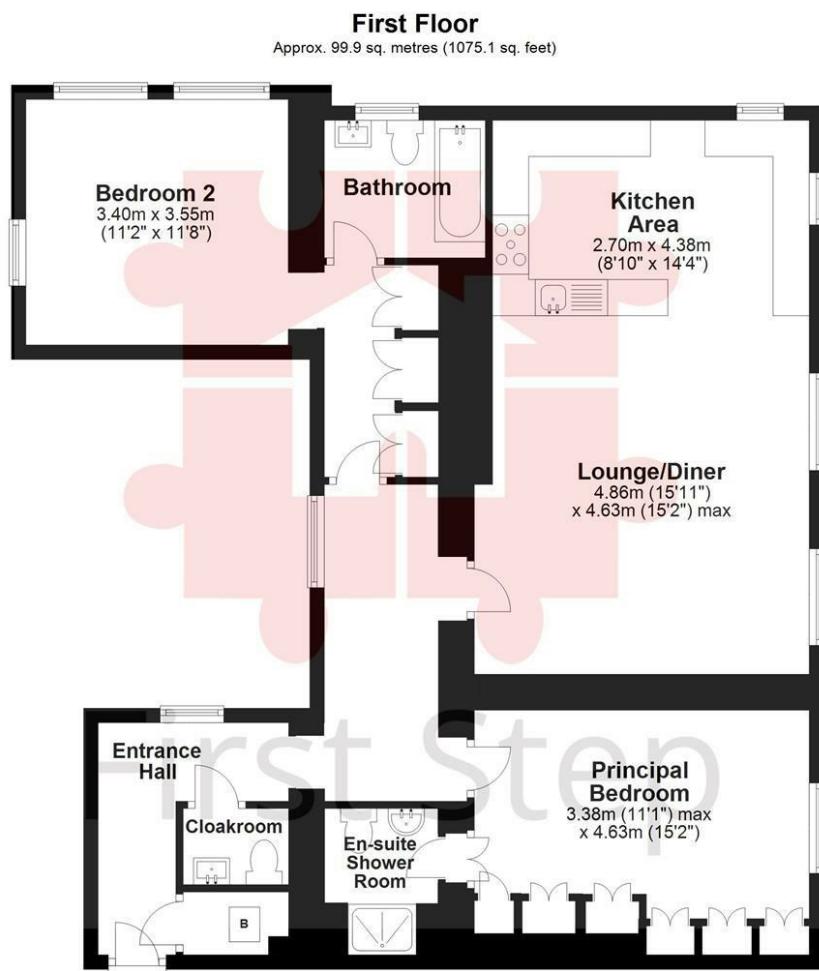
On the park itself there is a Tesco's convenience store, Bannatyne's Gym/Spa, dry cleaners and Eden hair salon along with Fairfield Park Cricket and Bowls Club. There are many secure play parks for children along with speed restricted roads for family safety.

#### 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.



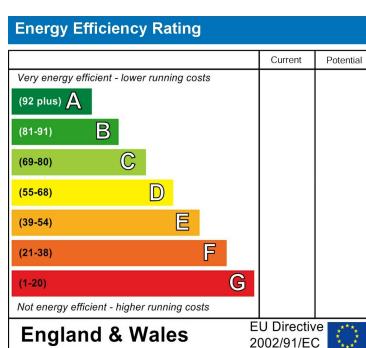


Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

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**