



Apartment 57 Pryor Wing Fairfield Hall, Kingsley Avenue, Fairfield, Hitchin, Hertfordshire. SG5 4FX

Satchells



2 Bedroom Apartment

Guide Price £250,000 Leasehold

Set in the desirable Fairfield Halls, in a private gated community this chain free well-designed ground-floor apartment offers a comfortable and contemporary living space. The property features two well-proportioned bedrooms, a bright living room complemented by twin aspect sash windows, and a stylish open-plan kitchen/dining area ideal for modern living. A well-appointed bathroom and additional storage cupboards enhance practicality, an appealing home suited to both homeowners and investors alike.

- Chain free
- Open plan living
- Twin aspect sash windows
- Two double bedrooms
- Four piece family bathroom
- Allocated parking
- Landscaped communal grounds
- 989 years remaining
- Ground rent £150 per annum
- EPC rating C. Council tax band D

Ground Floor

Front Door:

Timber front door.

Entrance Hall:

Storage cupboard. Radiator. Security entry point. Wall mounted thermostat control. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 11' 10" x 14' 7" (3.61m x 4.45m) A large light and airy living room with twin aspect sash windows to front. Two radiators. Television point. Cupboard housing gas boiler. Coved ceiling. Carpet as fitted.

Kitchen/Dining area:

Abt. 11' 10" x 16' 1" (3.61m x 4.90m) A well-appointed kitchen comprising a good range of eye and base level units with roll edge worksurfaces. Single drainer stainless steel sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Tiled splashback area. Extractor fan. Vinyl flooring.

A generous split level dining area with radiator. Carpet as fitted.

Bedroom One:

Abt. 12' 0" x 10' 8" (3.66m x 3.25m) A range of fitted wardrobes. Sash window to front. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 16' 0" x 7' 11" (4.88m x 2.41m) Sash window to front. Telephone

point. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

A white four piece suite comprising panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Half tiled walls. Extractor fan. Heated towel rail. Vinyl flooring.

Outside

Parking:

The property comes with one allocated parking space with access to multiple visitor bays inside the private gated community.

Communal Grounds:

Fairfield Hall is set within beautifully landscaped grounds with gravelled walkways, trees and park land.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting. Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Gas: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Ok

Tenure: Leasehold

Council Tax Band: D

Council tax payable: TBC

Length of lease: 979 years remaining

Ground Rent details: £150 pa

Service charge Details: £3917.53

For further material information please contact the office marketing this property.

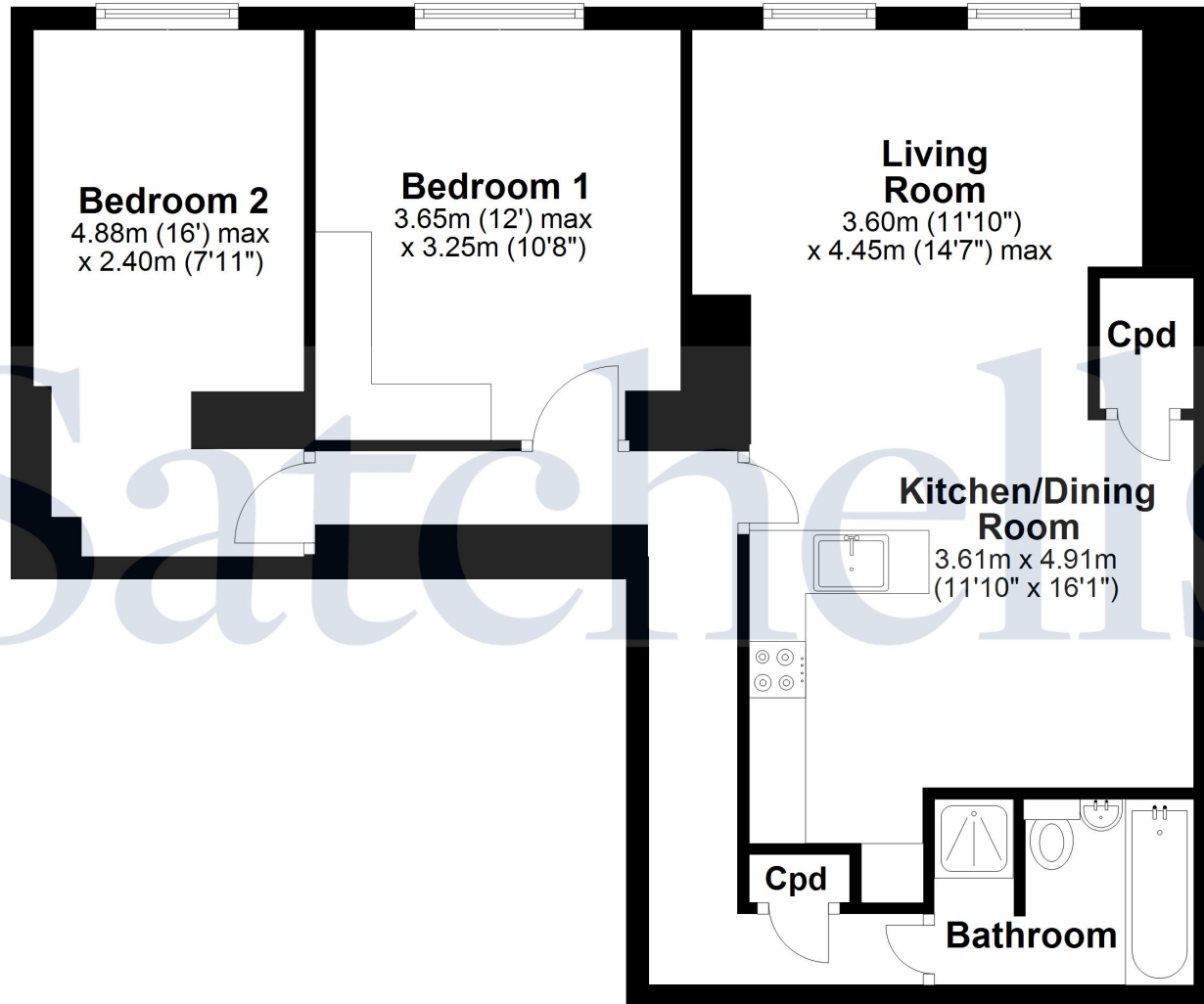




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.