



Fairfield Hall, Kingsley Avenue, Hitchin, Bedfordshire.







# 1 Bedroom Apartment

## Guide Price £240,000 Leasehold

Looking for something unique? Then look no further. Offered for sale is this spacious one bedroom tower apartment spread over three floors. The property benefits from a large double bedroom with fitted wardrobes, cloakroom and combi boiler.

To the ground floor the property offers a welcoming entrance hall with large cupboard, cloakroom and a bright and airy dual aspect living room. To the first floor is a mezzanine kitchen/dining room whilst to the third floor is a large double bedroom with fitted wardrobes and three piece bathroom. Externally the property offers allocated parking along with well tended communal grounds and easy access to the A507 and A1.

- Unique one bedroom tower apartment
- Stunning throughout
- Dual aspect living room
- Ground floor WC
- Kitchen/dining room
- Double bedroom with fitted wardrobes
- Allocated parking
- Stunning communal grounds
- Lease 999 years from 2007
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

A welcoming space with large built in cupboard.

Door entry system. Radiator. Carpet as fitted.

### **Cloakroom:**

A white suite comprising low level WC and pedestal hand wash basin. Fitted towel rail. Half tiled walls.

Radiator. Extractor fan. Inset ceiling lights. Carpet as fitted.

### **Living Room:**

Abt. 13' 11" x 17' 7" (4.24m x 5.36m) A bright space with double glazed windows to rear and side. Built in storage cupboard. Two radiators. Carpet as fitted.

## **Second Floor**

### **Landing:**

Door leading to kitchen with stairs leading to second floor. Carpet as fitted.

## **Mezzanine Kitchen/Dining Room:**

Abt. 12' 0" x 11' 2" (3.66m x 3.40m) A mezzanine kitchen/dining room with low level wall overlooking the living room that offers a range of eye and base level units. Single stainless steel sink with drainer. Integrated washing machine and fridge freezer. Space for slimline dishwasher. Double electric oven with four ring gas hob & extractor over. Radiator. Vinyl wood effect flooring.

## **Third Floor**

### **Landing:**

Access to fire safety door. Carpet as fitted.

### **Bedroom:**

Abt. 17' 4" x 11' 1" (5.28m x 3.38m) A large double bedroom with dual aspect double glazed windows to rear & side. Fitted five door wardrobe offering shelves and hanging space plus a fitted single wardrobe. Storage cupboard housing combi boiler.

Radiator. Carpet as fitted.

**Bathroom:**

A three piece bathroom comprising fully tiled bath with shower attachment over, low level WC and pedestal hand wash basin. Glass shower screen. The remained of the walls are part tiled. Extractor fan. Wall hung vanity unit. Vinyl tiled flooring.

**Additional Information**

**Lease & Charges:**

Leasehold length: 999 years from 2007.

Ground Rent: £150 per annum.

Maintenance Charge: Approximately £3,595.85 per annum.

**Agents Note:**

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







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.

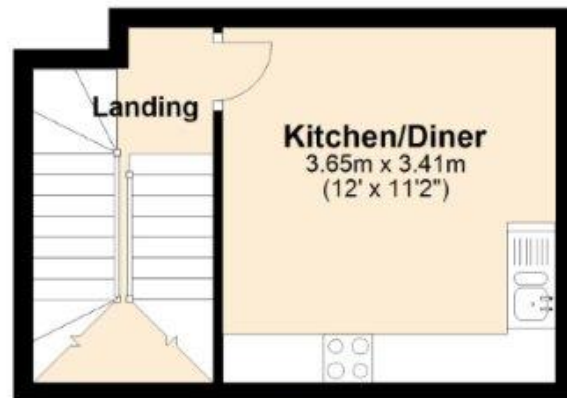




## Ground Floor



## Second 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.