


## 2 bed apartment to buy in SG5

Kingsley Avenue, Fairfield, Hitchin,
Bedfordshire, SG5 4FY

# £190,000 Starting Bid

x 2 x 1 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- Two double bedrooms
- Open plan living
- Chain free
- Beautiful surroundings
- EPC Rating B

## Key Information

- Council Tax: Band D
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Intermittent

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

`For sale by Secure Sale Online Bidding. Terms and Conditions apply`.

CHAIN FREE...This very spacious apartment offers large windows and ceilings, two double bedrooms, open plan living and a bathroom. The property also comes with allocated parking for one car.

Stotfold and its town 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 or Arlesey are approximately 35-40 minutes.

Bannatyne`s Gym and Spa is located on the park as well as a Tesco Express, school, hairdressers/beauty salon, cricket ground and community centre.

Entrance Hall

Front door. Storage cupboard. Radiator x 2. Intercom.

Lounge/Kitchen - 21'4" (6.5m) x 13'3" (4.04m)

Double glazed window. Radiator x 2. Integrated oven/hob, fridge freezer, washing machine and dishwasher.

Bedroom One - 10'9" (3.28m) x 10'6" (3.2m)

Double glazed window. Radiator. Built in wardrobe.

Bedroom Two - 11'3" (3.43m) x 10'9" (3.28m)

Double glazed window. Radiator.

Bathroom

Bath. Shower over bath. Wash hand basin. WC. Boiler. Tiled floor.

Garden

Communal gardens.

Parking

Allocated parking for one car.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 975

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,334.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Known property issues: Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

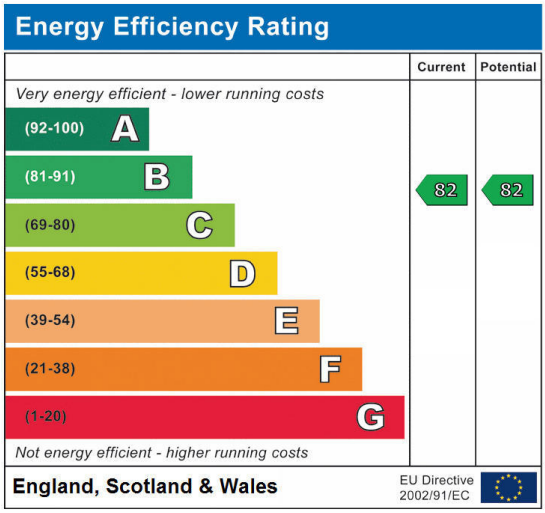
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent






Kingsley Avenue, Fairfield, Hitchin, Bedfordshire, SG5 4FY

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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