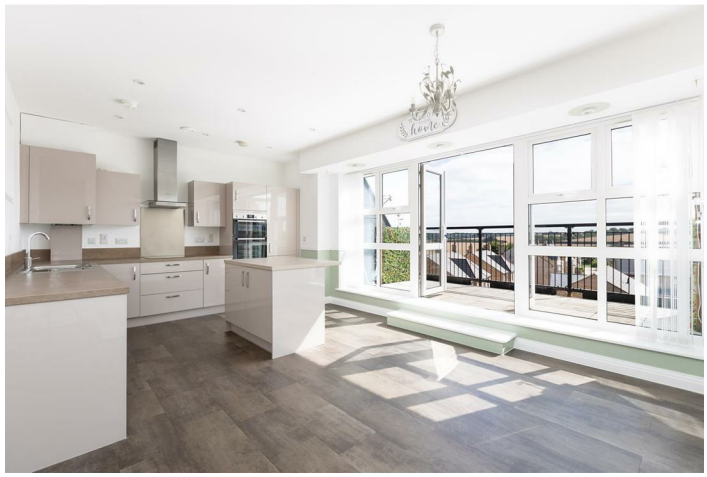






Apartment (EPC Rating: B)

20 Louise Rise, Fairfield, Hitchin, Herts, SG5 4SE

PCM

£1,800 PCM

First Step

3 3 1 B

3 Bedroom Apartment located in Hitchin

*** APPLICANTS MUST BE OVER 55 *** STUNNING SPACIOUS APARTMENT offering a perfect blend of modern living and comfort. Spanning an impressive 117 square feet, the property boasts three well-appointed bedrooms, making it an ideal choice for those seeking extra space. There is a lift to to all floors providing ease of access.

The apartment features a spacious reception room, providing a welcoming area for relaxation and entertaining guests. With three bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a desirable location.

VIEWING IS HIGHLY RECOMMENDED - ALL APPLICANTS MUST BE OVER 55

EPC Rating B Council Tax Band D

EXCLUSIVE OVER 55'S PENTHOUSE APARTMENT...

3 DOUBLE BEDROOMS...

2 EN-SUITES...

2 ALLOCATED PARKING SPACES...

BEAUTIFUL BALCONY VIEWS...

EXCELLENT STORAGE...

This top floor penthouse apartment is in immaculate condition throughout, benefiting from 3 double bedrooms and excellent storage. The Kitchen/dining room leads out onto the generous balcony with beautiful roof top views.

Access via a wide staircase or a lift and the communal areas resemble hotel standards.

Hallway
Front door leading into large entrance hallway. Amtico flooring. Door to built-in storage cupboard housing consumer unit. Storage cupboard housing water tank. Doors leading to:

Living Area
Amtico flooring, ceiling light, 2 radiators, TV point. Open plan to:

Kitchen/Dining Area
Double glazed french doors with additional window panels to side units leading to balcony at the rear aspect. Kitchen fitted with Gloss style wall & base units incorporating drawer pack. Integrated appliances comprising of: fridge freezer, washer/dryer & dishwasher, double oven with 4 ring electric hob & extractor. Boiler housed in matching wall unit. Stainless steel sink. Amtico flooring, inset spot ceiling lights,.

Principal Bedroom
Double glazed windows to front aspect. Built-in 2 mirrored sliding door wardrobe. Carpet, ceiling light, radiator, BT point. Walk in wardrobe/storage cupboard. Door leading to:

En-Suite
White suite comprising: wall mounted wash hand basin, push button wc, large fully tiled shower with glass door, chrome heated towel rail, shaver point.

Bedroom 2
Window to front aspect. Carpet.

Bedroom 2 En-Suite
White suite comprising: wall mounted wash hand basin, push button wc, fully tiled shower with glass door, chrome heated towel rail, shaver point.

Bedroom 3
Window to front aspect. Carpet.

Bathroom
White suite comprising: wall mounted wash hand basin, push button wc, panelled fully tiled bath with wall mounted shower, glass shower screen, chrome heated towel rail, shaver point.

External
2 allocated parking spaces. Small communal turfed garden area.



Property Information

EPC Rating B
Council Tax Band D
Lift and stairs to all floors
Mains utilities
2 allocated parking spaces

Local Area

Fairfield Gardens is a new development and the property is situated within a 5 minute walk to Fairfield Park with 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 are two lower schools, Fairfield Park lower school & newly built Fairfield lower school, Ruskin Drive along with nearby middle and upper schools of Etonbury Academy and the renowned Samuel Whitbread Academy.

There is a regular bus service to Letchworth & Hitchin plus easy access 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 & London St Pancras via Letchworth & Arlesey . London Stansted circa 40mins drive, London Luton Airport circa 20mins drive

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

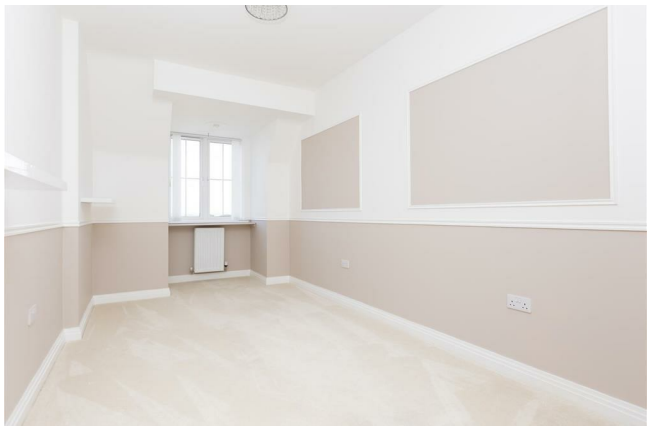
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, 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.









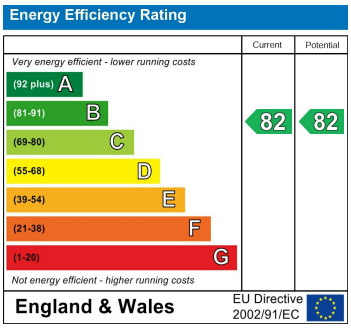




Council Tax Band

D

Energy Performance Graph



Call us on

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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