



Please note that any Floor Plans are not to scale and represent a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Fairfield Crescent, Stevenage Leasehold
Price £210,000



Excellently presented and Spacious One Bedroom Apartment with allocated parking space located close to Woodland and The Neighbourhood Centre Shopping Complex. Features include, fitted kitchen, Lounge and Dining Room, spacious bedroom with Fitted Wardrobes, Fitted Bathroom,

- ONE BEDROOM APARTMENT
- GREAT ASHBY LOCATION
- LOUNGE AND DINING AREA
- FITTED BATHROOM
- BEDROOM WITH BUILT IN WARDROBE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT PROPERTY
- EER: C





Entrance Hallway

Laminate Flooring, Entry Phone System, Wooden Fire Door to Front Aspect, Consumer Unit, Single Panel Radiator, Loft Access, Doors to all rooms.

Bedroom One (3.870 x 3.348)

Double Glazed Window to Front Aspect, Single Panel Radiator, Fitted Wardrobe, T.V Point, Carpeted.

Bathroom (2.005 x 1.998)

Bath and Hot and Cold Taps with Mains Shower over, Low Level W.C, Tiled Splash Back, Wash Basin with Hot and Cold Taps, Quick Step Vinyl Flooring, Extractor Fan, Single Panel Radiator, Shaver Point.

Lounge/Diner (3.813 x 5.109)

Laminate Flooring, Single Panel Radiator, Juliet Balcony, Smoke Alarm, Double Panel Radiator, Sky Point, T.V Point.

Fitted Kitchen (2.189 x 2.981)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Tiled Splash Back, Fridge/Freezer Included and Washing Machine, Tiled Flooring, Single Panel Radiator, Gas Hob and Oven, Spot Lighting, Blinds Included, Double Glazed Window to Rear Aspect, Wall Mounted Ideal Classic Boiler.

Allocated Parking

One Allocated Parking Space with Visitor Parking Spaces.

Further Details

The property is Leasehold
Council Tax Band - Band B

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.