



Bedford Wing, Kingsley Avenue

Fairfield Park,
Bedfordshire, SG5 4FY
£255,000

country
properties

This immaculately presented spacious one double bedroom first floor duplex apartment, offers a cloakroom, lounge/diner and well appointed kitchen. To the first floor is a double bedroom with dressing area and a modern en-suite bathroom. Situated in the sought-after Fairfield Hall, surrounded by acres of beautiful parkland walks, a cricket green, bowls club, parade of shops and Bannatyne's Health Club & spa.

- New combi boiler in 2020
- Well maintained throughout – Just move in!
- Sought after location within Bedford Wing of 'Fairfield Hall' a Grade II listed Victorian building
- Gated development with allocated off road parking for 1 car and visitor spaces
- Excellent commuter access into London via Arlesey and Letchworth Garden City main line stations
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- Updated four-piece ensuite bathroom
- Extra storage space added

Ground Floor

Communal Entrance

Via communal door 4, access to apartment via lift and stairs to first floor.

First Floor

Entrance

Doors to Kitchen/Living/Dining room and Cloakroom. Fitted carpet. Stairs rising to first floor.

Cloakroom

Pedestal wash hand basin and low level WC. Part tiled walls. Carpeted flooring. Radiator.

Kitchen / Living / Dining Room

27' 1" max x 16' 9" max (8.26m max x 5.11m max)
Kitchen with a range of wall and base units with Quartz worksurfaces over, tiled splashbacks and breakfast bar. Butler style sink with stainless steel swan neck mixer tap with flexi hose over. Integrated fridge freezer and integrated dishwasher. Integrated oven with grill and microwave. Bosch inset electric hob. Cupboard with plumbing and space for washing machine. Tiled flooring. Multi pane window to rear. Open plan with tiled steps down to Living/Dining area. Fitted carpet. Understairs storage cupboard. Two radiators. Two multi pane windows to rear. Carpeted steps rising to second floor.



Second Floor

Landing

Cupboard housing combination boiler, serviced annually. Door to Bedroom.

Bedroom

19' 5" max x 13' 3" max (5.92m max x 4.04m max) Part pitched ceiling with two Velux window to rear. Fitted cupboard. Two radiator. Built in wardrobes with sliding doors. Storage cupboard. Storage in eaves. Dressing room area with steps up to Bathroom.

Bathroom

Modern four piece bathroom suite comprising vanity wash hand basin, low level WC, freestanding oval bath tub and walk in shower cubicle with fully tiled splashback walls. Tiled flooring. Heated towel rail. Velux window. Fire exit door.

Outside

Parking

One allocated parking space plus visitors parking nearby.

Agents Note

Length of lease: 999 years from 1 January 2003

The vendor informs us that the current annual service charge is £274.16 pcm and Ground rent is £150pa

We advise any buyer to check this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

Local Area

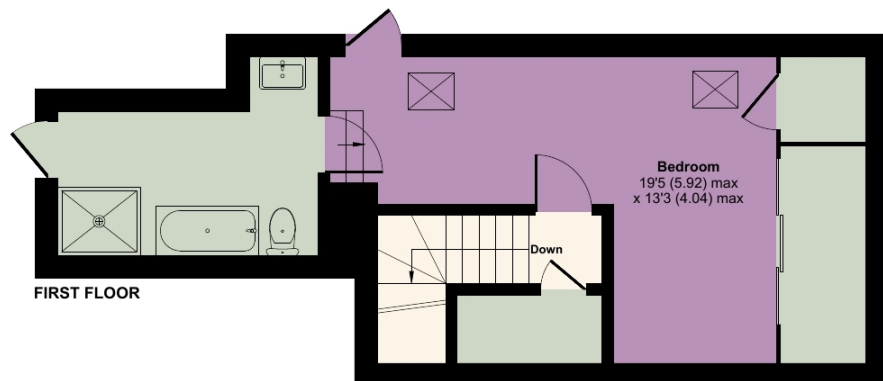
Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With a well regarded lower school, a Tesco convenience store, hairdressers, community hall, garden centre, number of playgrounds, many beautiful countryside walks, nearby lagoons, Bannatyne's gym, Cricket and Bowls Club, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.



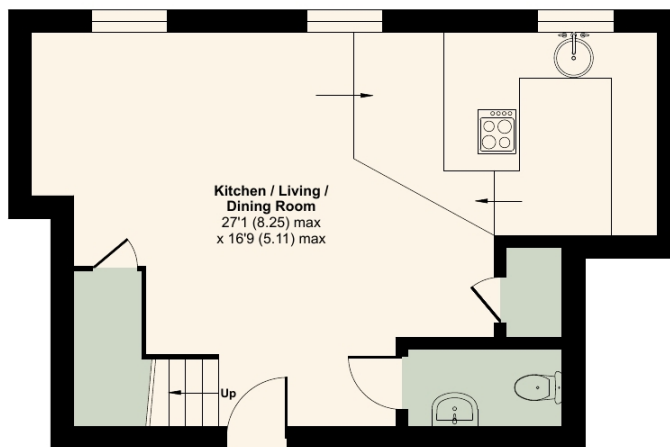


Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1402025



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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