



# Pryor Wing, Kingsley Avenue

Fairfield,  
Bedfordshire, SG5 4FX  
**£250,000**

country  
properties



A spacious ground-floor apartment in the sought-after Fairfield Hall, Pryor Wing, set alongside the Hall and surrounded by attractive communal gardens. The property benefits from secure electric gated parking with one allocated space and ample visitor parking. Inside, there is a bright open-plan living, dining, and kitchen area with high ceilings and tall windows providing excellent natural light. The apartment offers a generous master bedroom, a well-sized second bedroom, and a family bathroom with both a separate shower and bath.

- Spacious living accommodation
- Ground floor apartment
- Allocated parking space & visitors parking
- Excellent commuter access into London via Arlesey and Letchworth Garden City main line stations
- Beautifully maintained communal gardens and countryside walks on your doorstep

## INTERNAL

### Ground Floor

#### Entrance Hall

Storage cupboard. Doors to all rooms.

#### Kitchen / Living / Dining Room

7.76m x 4.44m (25' 6" x 14' 7") Open plan Kitchen/Living/Dining room. A range of wall and base units with worksurfaces over. Tiled splashbacks. Integrated oven and hob with extractor fan over. Split flooring with fitted carpet in dining and living area. Radiator. Living room area with two multi pane windows. Two radiators.

#### Bedroom One

3.52m x 3.22m (10' 8" x 10' 6") Multi pane window. Fitted carpet. Radiator.

#### Bedroom Two

4.95m max x 2.43m max (16' 3" x 8' 0") Multi pane window. Fitted carpet. Radiator.

#### Bathroom

Part tiled bathroom with four piece white suite comprising pedestal wash hand basin, low level WC, panel enclosed bath tub with shower over and shower screen to side and single shower cubicle.



## Outside

### Communal gardens and allocated parking space

Outside, the apartment benefits from the extensive communal grounds and is a short walk from the Bannatyne Health Club and Spa and The Orchard Restaurant. The apartment comes with an allocated parking space and there is additional visitor parking available.

## Location

### Fairfield Hall

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 community events and gatherings to enjoy.

## Agents Note

Length of lease: 999 years from 1 January 2006

The vendor informs us that the current Ground rent is £150 p.a.

Annual service charge is TBC

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

Measurements stated are approximate.



## GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © nchecon 2025. Produced for Country Properties. REF: 1365621



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

Country Properties | 1, Arlesey Road | SG5 4HA  
T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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