



**Fairfield Hall**  
Kingsley Avenue, Fairfield,  
Bedfordshire, SG5 4FZ  
**£240,000**

country  
properties

Offered CHAIN FREE, this spacious one-bedroom tower apartment spans three floors, providing a unique and versatile living space. The property features a generous 17ft living room, a kitchen/diner, cloakroom, a 17ft double bedroom with fitted wardrobes and a main bathroom. Located within the highly sought-after Fairfield Hall development, the apartment is set amidst acres of beautiful parkland with scenic walking routes and nearby amenities including a cricket green, bowls club, a parade of local shops, and Bannatyne's Health Club & Spa, combining convenience with an enviable lifestyle.

- CHAIN FREE
- Generous bedroom with built-in wardrobes
- Excellent commuter access into London via Arlesey main line station
- Surrounded by acres of beautiful well maintained countryside walks
- 999 years lease from 1 January 2003
- Sought after location within Huntingdon Wing of 'Fairfield Hall' a Grade II listed Victorian building
- Gated development with allocated off road parking for 1 car and visitor spaces

## INTERNAL

### GROUND FLOOR

#### Communal Entrance

Intercom entry system. Stairs and lift to all floors.

### SECOND FLOOR

#### Entrance Hall

Fitted carpet. Intercom system. Radiator. Consumer unit. Built in storage cupboard. Doors to Living Room and Cloakroom. Stairs rising to first floor.

#### Living Room

17' 8" max x 13' 11" max (5.39m max x 4.24m max) Dual aspect windows to front and side. Built in storage cupboard. Fitted carpet. Two radiators.

#### Cloakroom

Suite comprising pedestal wash hand basin and low level WC. Radiator. Part tiled walls. Carpeted flooring. Extractor fan. Radiator.

### THIRD FLOOR

#### Landing

Fitted carpet. Doors to Kitchen/Diner. Stairs rising to second floor. Radiator.

#### Kitchen/ Dining Room

11' 11" x 11' 2" (3.64m x 3.40m) Mezzanine Kitchen/Diner overlooking Living room, with a range of wall and base units and worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Integrated Neff electric double oven and grill. Inset gas hob with extractor fan over. Space for slimline dishwasher. Integrated fridge/freezer. Integrated washing machine. Wood effect vinyl flooring. Radiator.



## FOURTH FLOOR

### Landing

Fitted carpet. Access to fire safety door. Doors to Bedroom and Bathroom.

### Bedroom

17' 5" x 11' 3" (5.32m x 3.44m) Generous double bedroom with dual aspect windows to front and side. Fitted carpet. A range of fitted wardrobes. Storage cupboard housing a combination boiler. Radiator.

### Bathroom

Part tiled bathroom with suite comprising pedestal wash hand basin, low level WC and bath tub with shower over, shower screen to side and fully tiled splashback wall. Extractor fan. Wall mounted mirrored bathroom cabinet. Radiator.

## OUTSIDE

### Parking

Allocated parking space for one car plus visitors parking.

### 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.

### Agents Note

Length of lease: 999 years from 1 January 2003

The vendor informs us that the current annual service charge is £3595.85 per annum and Ground rent is £150 per annum.

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

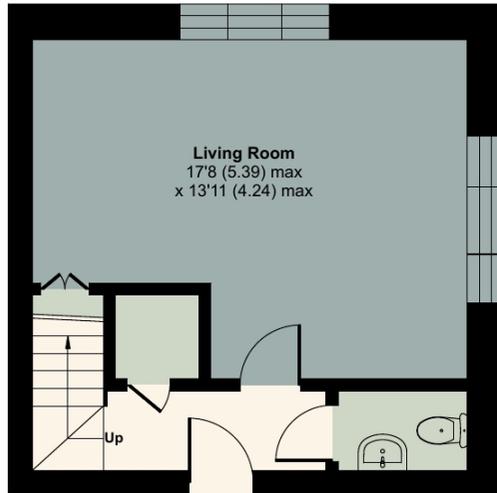


Approximate Area = 891 sq ft / 82.7 sq m

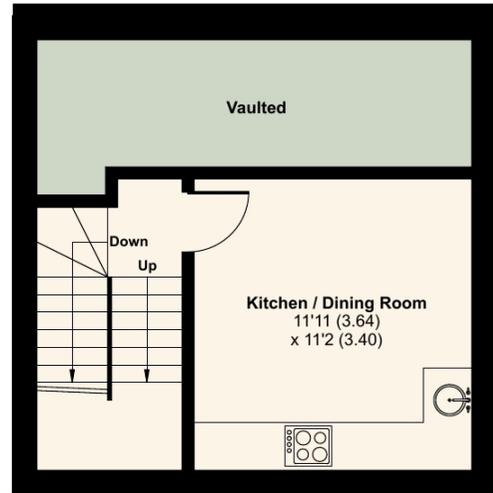
For identification only - Not to scale



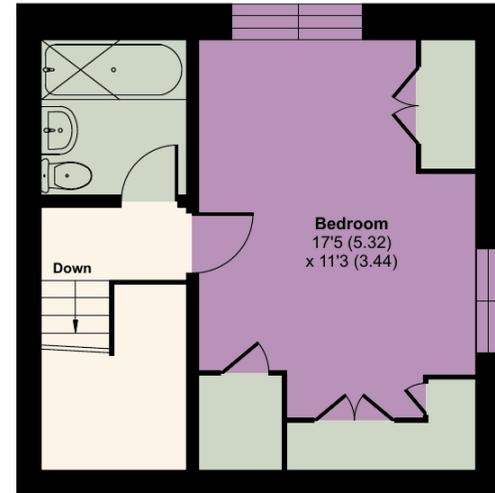
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

 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: 1422990



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Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stotfold@country-properties.co.uk

www.country-properties.co.uk

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