



50 Bedford Wing, Kingsley Avenue

Fairfield,
Hertfordshire, SG5 4FX
£280,000

COUNTRY PROPERTIES
PART OF HUNTERS

A stunning, chain free, 2 bedroom apartment situated in Bedford Wing, Fairfield Park. The property is set in a quiet courtyard location surrounded by beautiful grounds and wonderful walks. This Victorian building offers many original features with high ceilings, vaulted living room and a light airy feel. A wonderful place to live with the bonus of a mezzanine room which could be a second bedroom or a great office space to work from. On the ground floor you have an open plan living/dining room with wooden floor, the kitchen and French door leading out to a patio area and grounds. The vaulted ceiling makes the property feel light and spacious. A great sized bedroom with sash window, shutters and high ceiling plus walk in wardrobe. Secondary glazing has been added throughout the property. There is a bathroom on the ground floor and a staircase leading up to the mezzanine. The property also offers a parking space and plenty of visitor parking which can be found close by to the property through electric gates.



- Apartment with its own ground floor entrance
- Master bedroom with walk in dressing area
- Access to secluded garden area
- Vaulted living space
- Situated in a quiet courtyard location
- High ceilings and large sash windows
- Open plan kitchen living area
- Service charge £2600 per annum
- Ground rent - £150 per annum
- Chain free





Room Sizes

Living / Dining Room - 6.02m x 4.57m (19' 9" x 15' 0")

Kitchen Area - 2.92m x 2.64m (9' 7" x 8' 8")

Bathroom - 2.92m x 1.70m (9' 7" x 5' 7")

Master Bedroom - 4.27m x 2.74m (14' 0" x 9' 0")

Dressing Area - 1.78m x 1.70m (5' 10" x 5' 7")

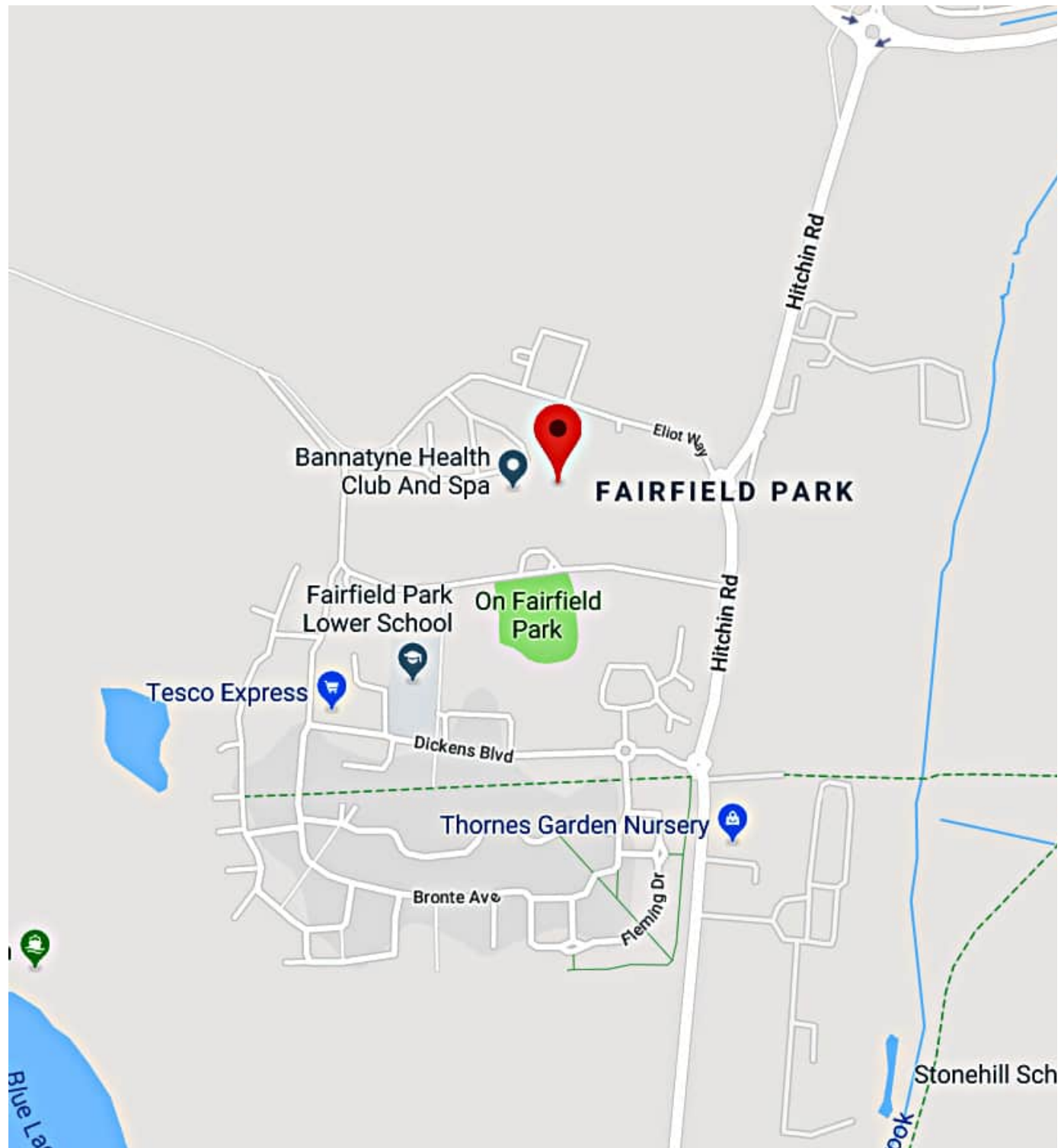
Mezzanine Bedroom - 3.78m x 2.26m (12' 5" x 7' 5")

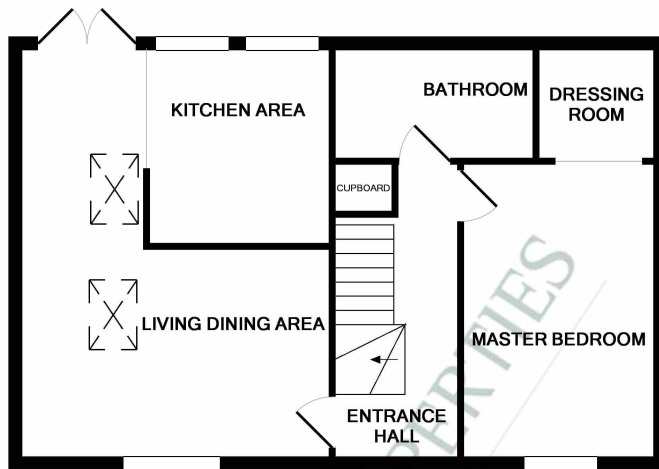


Location

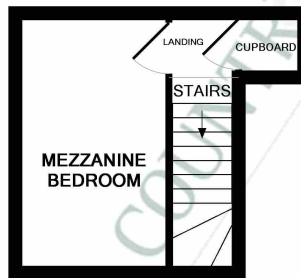
Fairfield

Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, dry cleaners, garden centre and Bannatyne's gym and spa along with The Orchard restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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