



# Bedford Wing

Kingsley Avenue, Fairfield,  
Bedfordshire, SG5 4FX

£320,000

country  
properties

Situated in the prestigious Fairfield Hall, this immaculately presented two double bedroom apartment has been beautifully updated by the current owners. It offers a spacious 17ft living/dining room with an attractive bay window, a newly fitted main bathroom and cloakroom, and benefits from a private entrance door. The property further includes one allocated parking space and is ideally located within walking distance of local amenities, Bannatyne's Gym and Spa, and scenic countryside walks.

- Immaculately presented throughout - Just move in
- New main bathroom and cloakroom in January 2025
- New integrated washing machine in January 2026
- New hallway flooring in January 2025
- New front door
- Private front door entrance
- Surrounded by acres of beautiful well maintained countryside walks
- Allocated & visitors parking available
- Located within 'Fairfield' is a Tesco's convenience store, Bannatyne's Gym and Spa, along with Fairfield Park Cricket & Bowls Club
- 17ft living / dining room with a bay window

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

New entrance door. Newly fitted Karndean herringbone style flooring. Door into Living room and Cloakroom. Door to storage cupboard. Carpeted stairs rising to first floor with understairs storage cupboard.

#### Living/ Dining Room

17' 5" max x 16' 2" into bay (5.35m max x 4.94m into bay) Bay windows to side. Fitted carpet. Three radiators. Steps down to Kitchen area enclosed by glass banister.

#### Kitchen

11' 7" max x 10' 5" max (3.54m max x 3.18m max) A range of wall and base units with worksurfaces over. Inset stainless steel sink with swan neck mixer tap over. Tiled splashbacks. Integrated oven and gas hob with stainless steel extractor fan over. Space for fridge/freezer. Integrated dishwasher. Newly installed integrated washing machine. Tiled flooring. Radiator.

#### Cloakroom

Newly re-fitted cloakroom with vanity wash hand basin and low level WC. Heated towel rail. Part tiled walls. Karndean herringbone style flooring.

### FIRST FLOOR

#### Landing

Door to Bedroom Two. Carpeted stairs rising to second floor.



## Bedroom Two

9' 11" x 9' 1" (3.01m x 2.78m) Mezzanine bedroom with fitted carpet. Radiator. Fitted shutters.

## SECOND FLOOR

### Second Floor Landing

Airing cupboard housing a boiler. Door to Bedroom One and Bathroom.

### Bedroom One

16' 4" max x 9' 2" max (4.98m max x 2.79m max) Master bedroom with Velux windows to both sides. Build in wardrobes. Fitted carpet. Radiator.

### Bathroom

Newly re-fitted bathroom suite comprising vanity wash hand basin, low level WC and fully tiled double shower cubicle. Heated towel rail. Part tiled walls. Tiled flooring. Velux window to side.

## 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

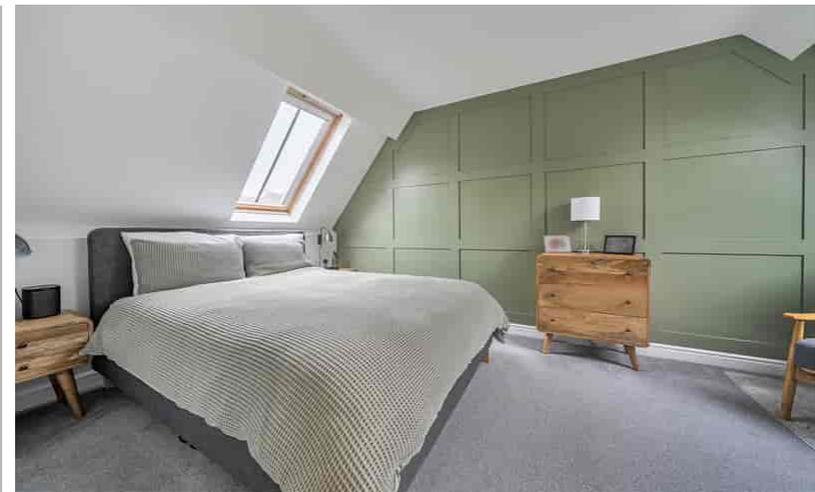
Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of stunning parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to Kings Cross / St Pancras in less than 40 minutes. With a well regarded 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 2003

The vendor informs us that the current Ground rent is £150 p.a.  
Annual service charge is £238 p.m.

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



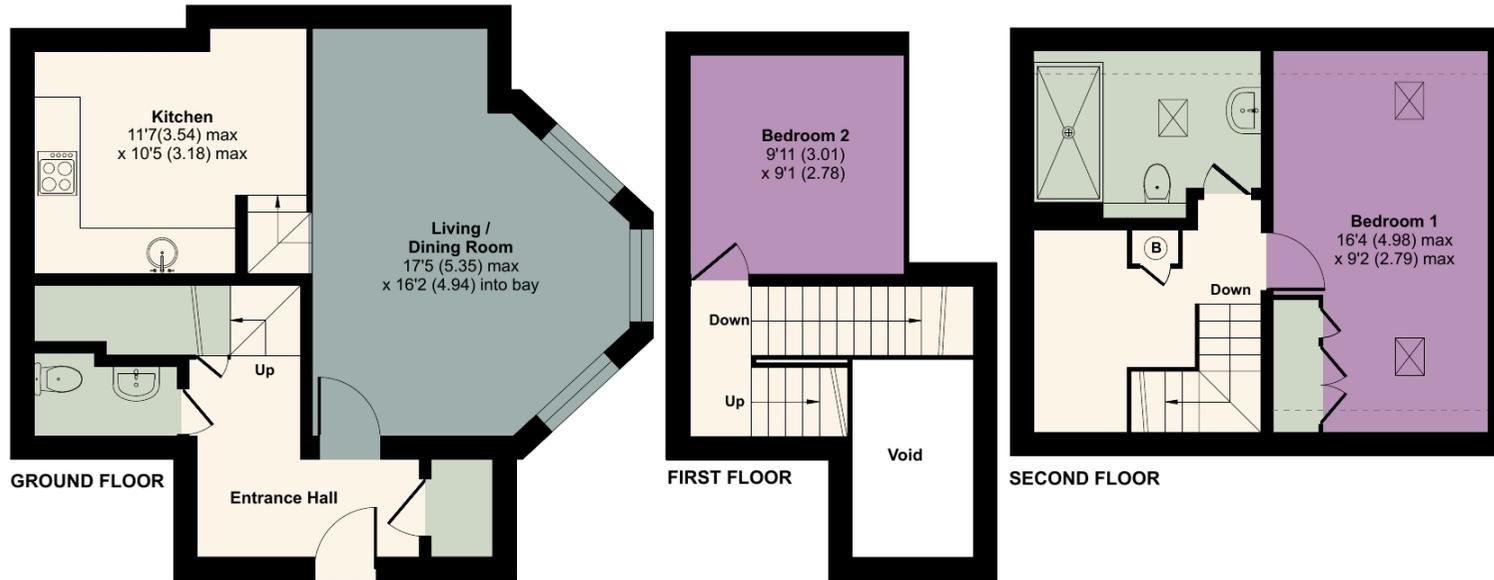


Approximate Area = 889 sq ft / 82.5 sq m  
 Limited Use Area(s) = 29 sq ft / 2.6 sq m  
 Total = 918 sq ft / 85.1 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		72	78
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: 1418136



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## Viewing by appointment only

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