



**Kennedy
& Foster**

36 Fairfield Hall
Kingsley Avenue
SG5 4FX
£260,000

- ONE BEDROOM MAISONETTE
- 19FT LOUNGE/DINER
- KITCHEN WITH FITTED APPLIANCES
- 15FT MEZZANINE BEDROOM

- BATHROOM AND CLOAKROOM
- SOUGHT AFTER FAIRFIELD HALL DEVELOPMENT
- ALLOCATED PARKING SPACE & WELL ATTENDED COMMUNAL GARDENS
- GRADE II LISTED



An well presented one double bedroom property located on the sought after Fairfield hall development. Set behind electric gates and benefiting from allocated parking, the property boasts attractive views to both front and rear. An early viewing is advised to avoid disappointment. This property is Grade II listed. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

HALLWAY

LVT wood floor, stairs rising to 1st floor aspect with built in cupboard under, wall mounted radiator, coving to ceiling, panelled doors to:

CLOAKROOM

7' 6" x 3' 5" (2.29m x 1.04m) Single glazed sash windows to front aspect, close couple W.C, wash hand basin, wall mounted radiator, metro style tiled splash back to dado height, LVT wood floor.

OPENPLAN LIVING AREA

LOUNGE/DINER

19' 8" x 10' 0" (5.99m x 3.05m) LVT wood floor, coving to ceiling, mezzanine floor to bedroom, single glazed sash window to rear aspect, arch glazed window to rear aspect, two wall mounted radiators, coving to ceiling.

KITCHEN

8' 6" x 8' 5" (2.59m x 2.57m) LVT floor, range of eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, built in double Neff oven with induction hob and chimney style extractor over, integrated fridge, freezer, dish washer and washing machine.

FIRST FLOOR LANDING

Wall mounted radiator, Velux double glazed window to front aspect, access to eaves storage. Panelled doors to:

BEDROOM

15' 4" x 10' 1" (4.67m x 3.07m) Coving to ceiling, open mezzanine area to lounge, wall mounted radiator.

BATHROOM

Double glazed Velux window to front aspect, wall mounted radiator, LVT wood floor, close couple W.C, wash and basin, bath with shower attachment over and screen, tiled splash back.

OUTSIDE

Well tended communal gardens and pathways.
Communal bins, storage cupboard, bike storage cupboard.

ALLOCATED PARKING SPACE

AGENT NOTES

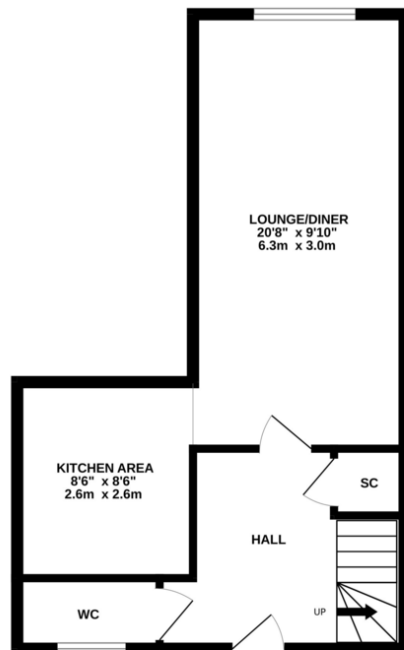
Lease details - 999 years remaining on lease from 2003.

Current ground rent charge - £150 per annum.

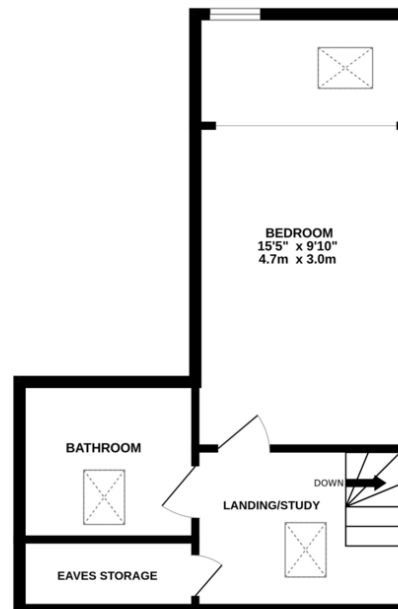
Current service charge - £2,333.77 per annum.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements