



**Kennedy
& Foster**

Westminster Chambers

11d High Street

Biggleswade

SG18 0JE

£240,000

- WELL PRESENTED
- CENTRALLY LOCATED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- HIGH CEILINGS & SKIRTING BOARDS
- SHOWER ROOM
- OUTSIDE STORAGE SHEDS
- CHAIN FREE



Well presented CHAIN FREE first floor apartment, situated in the High Street of Biggleswade, an ideal first time or investment buyer. The property offers two double bedrooms, lounge, recently fitted electric fireplace in lounge, spacious entrance hall, kitchen/breakfast room, shower room, two outside brick built storage shed and refitted double glazed sash window. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

FRONT ENTRANCE DOOR INTO

ENTRANCE HALL

Sash window, radiator, high skirting boards, coving to ceiling, doors to:



LOUNGE

12' 10" x 11' 02" (3.91m x 3.4m) High ceiling, high skirting board, radiator, sash windows, newly fitted carpet, electric fireplace.

KITCHEN/BREAKFAST ROOM

14' 06" x 6' 04" (4.42m x 1.93m) Wall, base & drawer units with work surfaces over. Space for washing machine and slimline dishwasher, built in electric oven with gas hob and extractor hood over, coving to ceiling, inset lighting. Stainless steel single drainer sink unit with mixer tap, radiator, sash window to front, cupboard housing boiler.

BEDROOM ONE

12' 00" x 9' 01" (3.66m x 2.77m) Sash window to front, radiator, high skirting boards. Walk in wardrobe with hanging rail and consumer unit.



BEDROOM TWO

13' 02" x 7' 03" (4.01m x 2.21m) Sash window to front, coving to ceiling, radiator.

FULLY TILED SHOWER ROOM

Shower cubicle with shower over, low level w.c. pedestal basin, coving to ceiling, tiled floor, heated towel rail, inset lighting.

OUTSIDE

Two brick storage sheds with light, paved seating.

AGENT NOTES

Lease Details

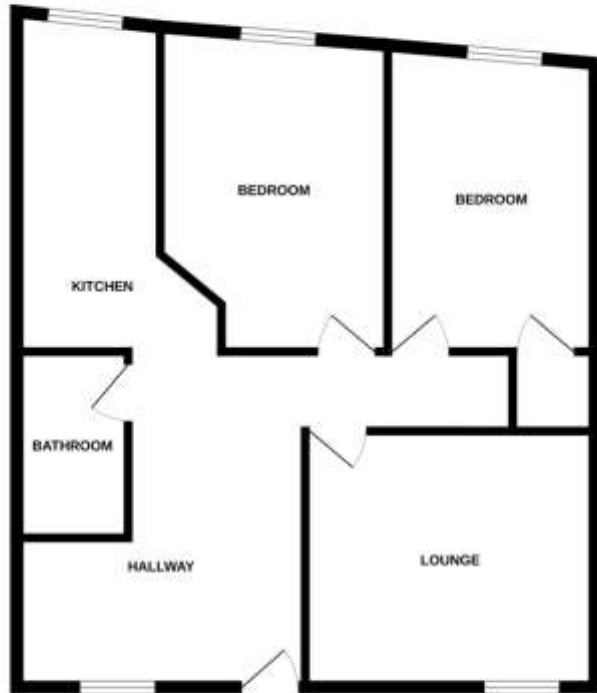
125 Years from 2006

Ground Rent : £50 per Annum

Maintenance Charge Currently: £314.41



GROUND FLOOR



Where necessary, alterations have been made to create the ground floor plan. The floor plan is for guidance purposes only and should not be relied upon for any legal or financial purposes. The accuracy, completeness and appropriateness of the information contained herein are not guaranteed and no liability is accepted for any errors or omissions.

COUNCIL TAX BAND

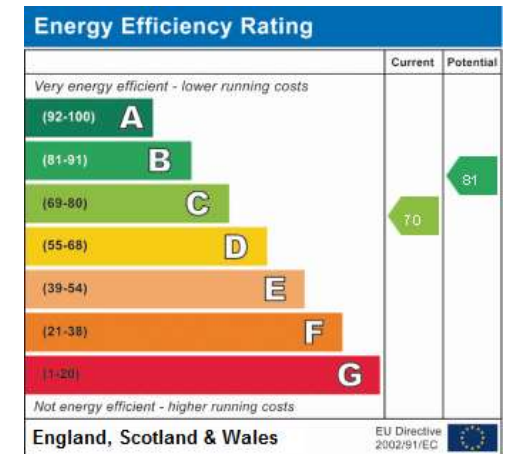
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
 2 Market House
 Market Square
 Biggleswade
 Bedfordshire SG18 8AQ

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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