



**Kennedy  
& Foster**

25 Claremont Court

Biggleswade

SG18 0JZ

**£185,000**

- CHAIN FREE
- GROUND FLOOR APARTMENT
- GRADE II LISTED
- LOUNGE & KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ALLOCATED PARKING SPACE
- CENTRALLY LOCATED





GROUND FLOOR one double bedroom grade II listed apartment conveniently centrally located for the town centre and train station. This CHAIN FREE property has the benefit of an allocated parking space, communal garden and gated entrance to Claremont Court. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

**FRONT DOOR INTO:**

**ENTRANCE HALL**

Radiator, consumer unit, laminate flooring, intercom phone system. Doors to:

**LOUNGE**

14' 09" x 13' 03" (4.5m x 4.04m) Two arched windows, 2 radiators, laminate flooring. Opening to:

**KITCHEN AREA**

7' 11" x 7' 06" (2.41m x 2.29m) Range of wall, base and drawer units with work surfaces over. Built in oven, gas hob with extractor over, space for washing machine, integrated fridge/freezer and dishwasher, laminate flooring, wall mounted gas boiler.

**BEDROOM**

13' 10" x 8' 00" (4.22m x 2.44m) Radiator, arch window.

**BATHROOM**

Panelled bath with mixer tap and hand shower attachment, pedestal basin, low level W.C, extractor fan, radiator, laminate flooring.

**OUTSIDE**

**ALLOCATED PARKING SPACE**

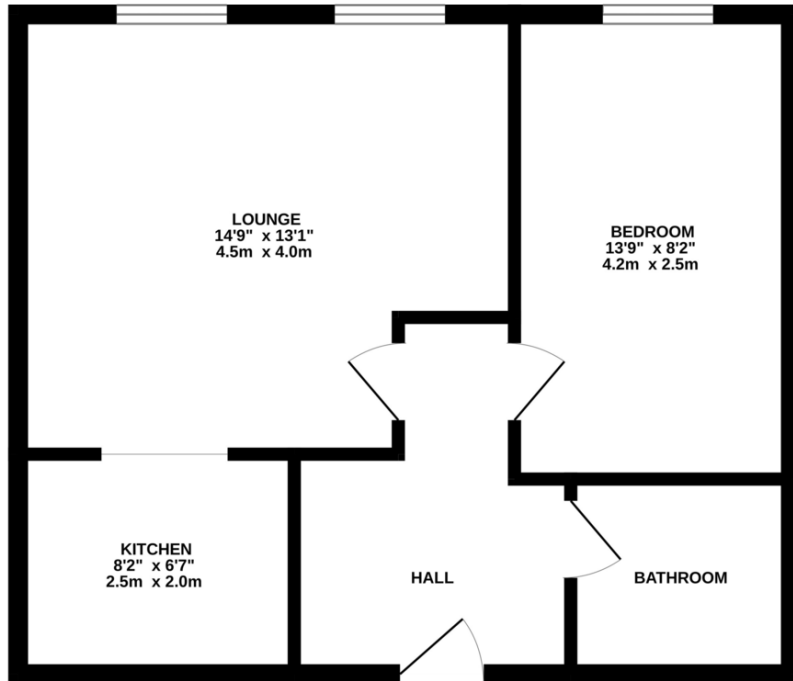
**COMMUNAL GARDEN**

**AGENT NOTES - LEASE DETAILS**

Lease 125 years from September 2003  
Service charge currently £1,675.00 per annum  
Ground rent £130.00 per annum



**GROUND FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 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 B

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**OFFICE**  
2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

**T:** 01767 601122  
**E:** sales@kennedyfoster.co.uk

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