

**Kennedy
& Foster**

39 Bonds Lane
Biggleswade
SG18 8AY
£250,000

- TOWN CENTRE LOCATION
- INTEGRAL APPLIANCES
- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- CLOSE TO SHOPS AND TRAIN STATION
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- BATHROOM AND ENSUITE
- ELECTRIC GATED ALLOCATED PARKING



Well presented GROUND FLOOR apartment close to town centre, train station and local amenities. This two bedroom property benefits from integral appliances, ensuite and secure gated allocated parking for one vehicle. You will not be disappointed. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

GLAZED DOOR INTO:

COMMUNAL HALLWAY

Stairs to first floor accommodation, wall mounted letterbox, front door into:

HALLWAY

Wall mounted radiator, panelled doors to bedrooms, bathroom and living area, LVT Floor.

OPEN PLAN LIVING AREA

KITCHEN (9' 0" max x 9' 2") - Range of eye level and base units with work surface over and raised splash back, 1 1/2 bowl sink and drainer unit, built in oven with induction hob with stainless steel chimney style extractor, glass splash back, built in fridge/freeze, integral washer/dryer and dishwasher, fitted larder unit to one wall, LVT floor.

LOUNGE/DINER (17' 7" x 17' 2") - Two double glazed windows to front aspect, two wall mounted radiators, LVT floor, built in storage cupboard housing combi boiler.

BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m) Double glazed window to front aspect, wall mounted radiator. Door to:

ENSUITE

Spotlights to ceiling, close coupled W.C, wall mounted wash hand basin with cupboard under, walk in shower unit with shower attachment, tiled floor, heated towel rail.

BEDROOM TWO

15' 2" max X narrowing to 5' 2" (4.62m x 1.57m) Double glazed window to front aspect, wall mounted radiator.

BATHROOM

Frosted double glazed window to rear aspect, panelled bath with shower attachment over and mixer tap, wall mounted wash hand basin with mixer tap and cupboard under, close couple W.C, tiled splash back, tiled floor. heated towel rail, spotlights to ceiling.

OUTSIDE

Electric gates and pedestrian gate leading to parking space for 1 vehicle, communal gated bin storage area.

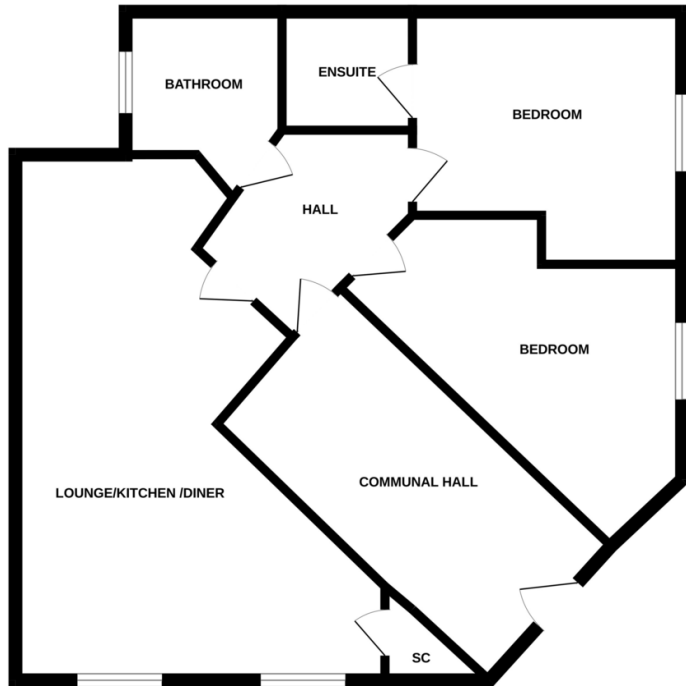
AGENT DETAILS

Lease details - 999 years from 2019.

Current maintenance charge - £2,400 per annum.



GROUND FLOOR



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.
Made with Metropix iC204.

COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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