



**Kennedy  
& Foster**

19 Gladstone Close

Biggleswade

SG18 0BG

**£200,000**

- GROUND FLOOR APARTMENT (OF ONLY 2 FLATS)
- ENCLOSED SHARED GARDEN
- REFITTED SHOWER ROOM
- LOUNGE/DINING ROOM

- KITCHEN
- TWO BEDROOMS
- ALLOCATED PARKING
- WALKABLE TO TOWN CENTRE & TRAIN STATION



Situated at the top end of a small close, this TWO bedroom ground floor apartment (of only 2 apartments) with the benefit of an enclosed rear garden for both apartments, refitted shower room, allocated parking space and walkable to the Town Centre & Train Station. Contact Kennedy & Foster to arrange your viewing.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Radiator, shelved cupboard, walk in airing cupboard with refitted water tank, doors to:

#### **LOUNGE/DINER**

14' 05" x 11' 11" (4.39m x 3.63m) Radiator, uPVC double glazed window to rear, opening to:



#### **KITCHEN**

8' 04" x 7' 00" (2.54m x 2.13m) Wall, base and drawer units with work surfaces over, space for fridge freezer, cooker and washing machine, wall mounted boiler, tiled flooring, wall mounted gas boiler, extractor fan, uPVC double glazed window to front.

#### **BEDROOM ONE**

11' 10" x 8' 00" (3.61m x 2.44m) uPVC double glazed window to rear, radiator.

#### **BEDROOM TWO**

8' 06" x 6' 05" (2.59m x 1.96m) Radiator, uPVC double glazed window to side, radiator.



#### **SHOWER ROOM**

Corner shower with rainwater head and shower attachment, low level w.c. vanity basin with double cupboard under, heated towel rail, frosted uPVC double glazed window to rear, extractor fan.

## OUTSIDE

Shared enclosed garden (of only 2 apartments)

Allocated parking.

## AGENT NOTES

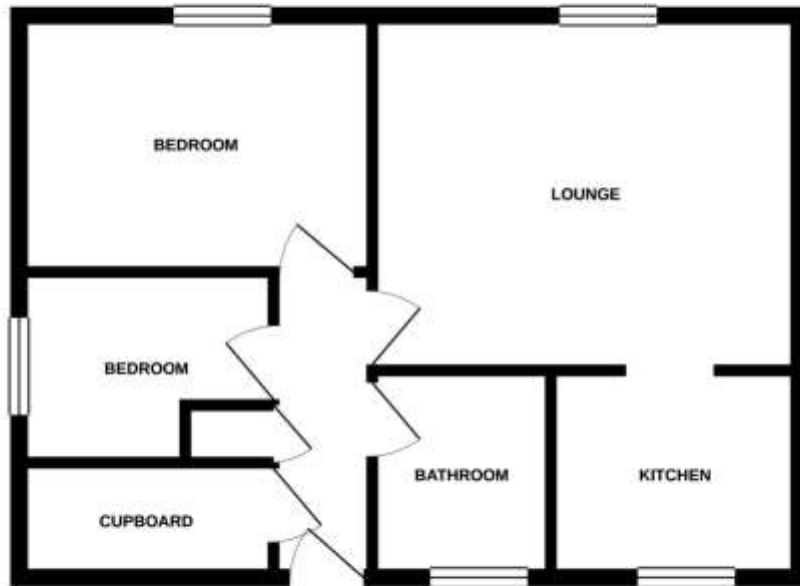
Lease Details -

160 years lease from

Ground Rent and service charges: £20.05 per month



GROUND FLOOR  
46.3 sq.m. (499 sq.ft.) approx.



TOTAL FLOOR AREA: 46.3 sq.m. (499 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, porches and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Invenio 02/02

### COUNCIL TAX BAND

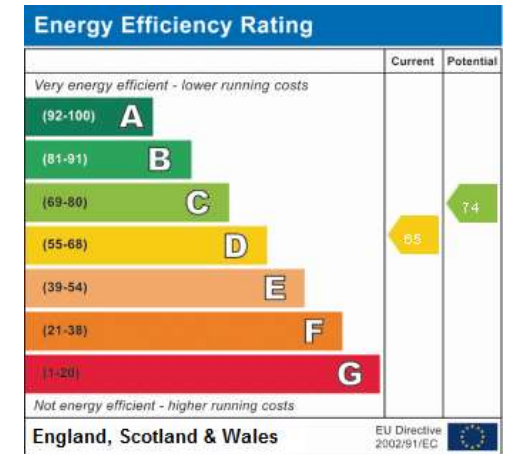
Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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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 and 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