



**Kennedy
& Foster**

7 Stratton Court
60 High Street
SG18 0LJ
£150,000

- SECOND FLOOR APARTMENT
- CENTRALLY LOCATED
- ALLOCATED PARKING
- ONE BEDROOM
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- CHAIN FREE



Situated in the heart of Biggleswade, this one double bedroom second floor apartment which is an ideal first time buy or investment. The property comprises; Entrance hall, Lounge/diner, bedroom, kitchen, bathroom. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO

ENTRANCE HALL

Storage cupboard housing electric meter, laminate flooring, electric heater, doors to:

LOUNGE/DINING ROOM

13' 02" x 13' 02" (4.01m x 4.01m) Laminate flooring, uPVC double glazed window to front.

KITCHEN

13' 07" x 6' 02" (4.14m x 1.88m) Wall, base and drawer units with worksurfaces over. Stainless steel single drainer sink unit with mixer tap. Space for washing machine and fridge freezer. uPVC double glazed window to front, tiled flooring.

BEDROOM

10' 00" x 9' 10" (3.05m x 3m) uPVC double glazed window, electric heater, laminate flooring.

BATHROOM

10' 00" x 9' 10" (3.05m x 3m) Bath with electric shower over, tiled flooring, low level w.c. pedestal basin.

OUTSIDE

Allocated parking space.

AGENTS NOTES

Service charges for the year is £762.00 2022/2023
The length of the lease is 999 years from September 1981 (958 years remaining)



COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

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OFFICE

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Market Square
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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