



**Kennedy
& Foster**

21 Kingsfield Road
Biggleswade
SG18 8AT
£265,000

- BEAUTIFUL FIRST FLOOR APARTMENT
- LOUNGE/DINING ROOM WITH JULIET BALCONY
- KITCHEN
- MASTER BEDROOM WITH EN SUITE, WARDROBES AND BALCONY
- 2ND BEDROOM
- BATHROOM
- PARKING
- CONVENIENTLY LOCATED



A BEAUTIFUL APARTMENT THAT MUST BE VIEWED This 2 double bedroom first floor apartment is very conveniently located for local amenities, swimming pool/gym, easy reach of A1 and walking distance of town centre and train station. The property has allocated parking, spacious entrance hall, lounge/dining room with Juliet balcony, master bedroom with built in wardrobes, en suite AND BALCONY, bedroom 2 with built in wardrobes and a family bathroom. A viewing of this gorgeous property is recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO:

ENTRANCE HALL

Intercom system. Laminate flooring. Radiator. Consumer unit. Access to boarded loft. Store cupboard. Airing cupboard with shelving and housing boiler. Doors to:

LOUNGE/DINING ROOM

19' 07" x 11' 11" (5.97m x 3.63m) Juliet balcony. Two velux windows. Laminate flooring. Two double radiators. Opening to:

KITCHEN

13' 02" x 5' 09" (4.01m x 1.75m) Wall, base and drawer units with work surfaces over, Integrated dishwasher, fridge/freezer. Range style cooker. Space for washing machine. Stainless steel 1 1/2 bowl sink unit with mixer tap. Double glazed window to side. Double radiator,

Laminate flooring.

MASTER BEDROOM

16' 09" x 10' 03" (5.11m x 3.12m) Two double built in wardrobes and storage over. Double radiator. Door to en suite and door to: BALCONY.

EN SUITE

Fully tiled shower cubicle. Low level w.c. Pedestal basin. Heated towel rail. Extractor fan. Shaver point.

BEDROOM TWO

9' 02" x 8' 06" PLUS 4'9" door recess." (2.79m x 2.59m) Double glazed window to rear. Built in double wardrobe and storage over,

BATHROOM

Panelled bath with fully tiled splash back, mixer tap and shower over, Low level w.c. Pedestal basin.
Heated towel rail. Shaver point. Extractor fan.

OUTSIDE

ALLOCATED PARKING SPACE

AGENTS NOTES

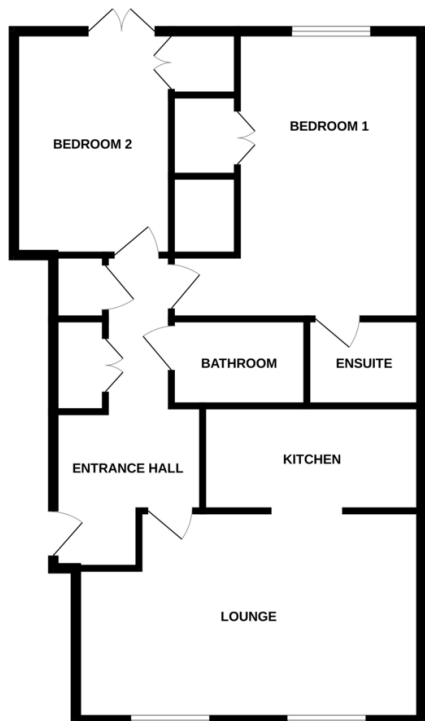
Length of lease. 125 years from 2003.

Ground rent. Currently £100.00 per annum

Service charge Current year is to be confirmed
imminently



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.
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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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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