



**Kennedy
& Foster**

27 Broadmead
Biggleswade
SG18 8LF
£269,950

- GROUND RENT & MAINTENANCE CHARGES NOT APPLICABLE
- STUNNING FIRST FLOOR APARTMENT (OF ONLY 2)
- GARDENS TO FRONT AND REAR
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- OPEN PLAN LOUNGE/DINING AND KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- CHAIN FREE



Situated within proximity of the Town Centre and Train Station, this stunning TWO double bedroom 1st floor apartment (of only 2 apartments) with the benefit of an enclosed front and rear garden, parking and well-presented accommodations as follows: This beautiful home offers, open plan lounge/dining and kitchen, two bedrooms, shower room. Properties of this nature rarely become available, so an early viewing comes highly recommended by Kennedy & Foster the Sole agents. AN ADDITIONAL BENEFIT IS THAT THERE IS NO MAINTENANCE OR GROUND RENT TO PAY AS BOTH FLATS OWN 50% OF THE LEASE. The lease has approximately 980 years remaining.

DOOR INTO:

Communal entrance hall for the both apartments, uPVC double glazed window to side.

FRONT DOOR INTO:

Entrance hall, Stairs to first floor landing.

LANDING

Radiator, loft hatch, doors to:

'L' SHAPED LOUNGE/ DINING ROOM / KITCHEN

17' 05 max" x 13' 11" (5.31m x 4.24m)

LIVING/DINING AREA

Radiator, carpet, uPVC double glazed window to rear.

Opening to:

KITCHEN AREA

Wall, base and drawer units with work surfaces over, integrated fridge freezer and washing machine. Built in oven, gas hob and extractor hood over. Stainless steel single drainage sink unit with mixer tap. uPVC double glazed window to rear, tiled flooring.

BEDROOM

15' 10" x 10' 01" (4.83m x 3.07m) Radiator, two uPVC double glazed windows to front.

SHOWER ROOM

Fully tiled double walk-in shower with shower over, close coupled W.C, pedestal basin, heated towel rail, uPVC double glazed window to rear, cupboard housing combi boiler.

BEDROOM

11' 05" x 10' 02" (3.48m x 3.1m) Radiator, uPVC double glazed window to front and side. Built in wardrobe with hanging rail. Double doors into:

WALK IN CUPBOARD

6' 11" x 4' 09" (2.11m x 1.45m) Radiator, hanging rail. Could be turned into ensuite (STS.)

OUTSIDE

FRONT

Enclosed garden, gravel areas, lavender bushes.

Gated side access to:

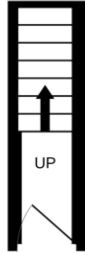
ENCLOSED REAR GARDEN

Block patio, shed, shingled area.

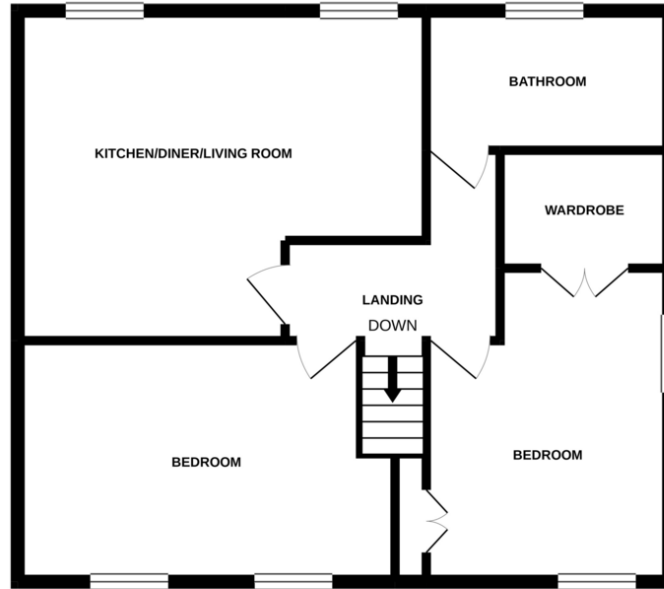
BLOCK PAVED PARKING



GROUND FLOOR
2.5 sq.m. (27 sq.ft.) approx.



1ST FLOOR
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) 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	78 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 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