



**Kennedy
& Foster**

9 Wharf Mews

Biggleswade

SG18 0AW

£285,000

- RIVERSIDE VIEWS
- WALKING DISTANCE OF TRAIN STATION
- DESIRABLE CUL DE SAC LOCATION
- OPEN PLAN LIVING

- TWO GOOD SIZE BEDROOMS
- ENSUITE & FAMILY BATHROOM
- SECURE GATED PARKING
- MUST BE VIEWED



RIVERSIDE VIEWS - WALKING DISTANCE TO TRAIN STATION - WELL APPOINTED APARTMENT. Situated in the desirable location of Wharf Mews, this beautiful first floor apartment in a beautiful setting offers good size accommodation as follows: Entrance hall, open plan living/dining/kitchen, master bedroom with ensuite, a second bedroom and family bathroom. To compliment the property is a secure gated access leading to an allocated parking space, Juliet balcony in the lounge area overlooking the River Ivel and fields. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

ENTRANCE HALL

Karndean flooring, intercom system, radiator, coving to ceiling. Doors to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

23' 03" x 15' 07" (7.09m x 4.75m) Karndean flooring, uPVC double glazed windows to rear and Juliet balcony with views over the River Ivel and fields, coving to ceiling.

KITCHEN AREA

Wall, base and drawer units with work surfaces over incorporating breakfast bar, integrated dishwasher and fridge/freezer, space for washing machine, 1 1/2 bowl sink unit with mixer tap, range style cooker with extractor hood over.

BEDROOM ONE

16' 00 max narrowing to 10' 03" x 14' 03" (4.88m x 4.34m) Two uPVC double glazed windows to front, radiator, coving to ceiling. Door to:

ENSUITE

Double shower with shower attachment over, low level W.C, pedestal basin, shaver point, tiled floor, extractor.

BEDROOM TWO

12' 00" x 8' 09" (3.66m x 2.67m) Radiator, coving to ceiling, built in storage cupboard housing combi boiler.

BATHROOM

7' 04" x 6' 09" (2.24m x 2.06m) Panelled bath with mixer tap and shower attachment, low level W.C, pedestal basin, tiled floor, radiator, extractor fan.

OUTSIDE

Gated access leading to:

ALLOCATED PARKING SPACE

AGENT NOTES

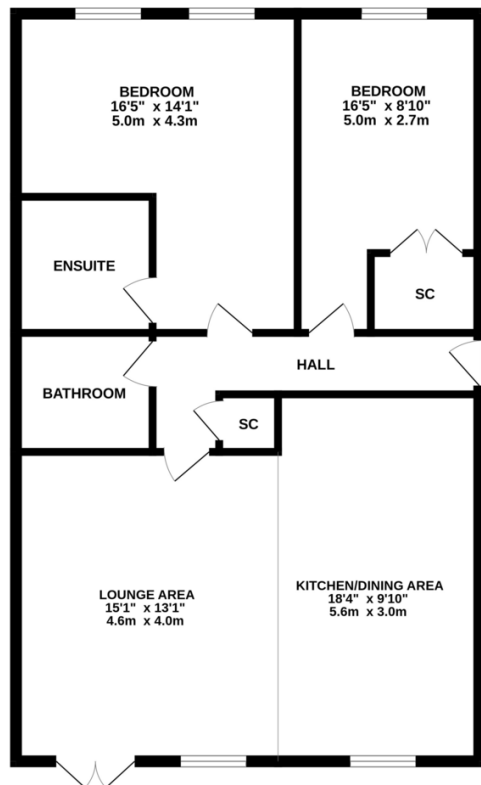
Current Lease Details 977 years remaining from 2024.

Ground Rent £1.00 Per annum.

Current service charge £80 Per Month.



MID FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) 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.
Made with Metropix C3204

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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