



**Kennedy
& Foster**

17 Millers Court
Biggleswade
SG18 0AL
£170,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- OVER 55s ONLY
- DUAL ASPECT VIEWS
- OWNERS LOUNGE

- PART TIME WARDEN
- TOWN CENTRE LOCATION
- CAR PARKING AVAILABLE
- NO UPWARD CHAIN



A two bedroom over 55s retirement apartment, offered for sale with no upward chain. Occupying a dual aspect position on the first floor, the property is in an ideal location to access the town centre and train station. Millers Court is part time warden controlled and benefits from an Owners Lounge and Guest Suite. Contact Kennedy & Foster the sole agents to arrange your viewing.

SECURITY ENTRANCE INTO

COMMUNAL HALLWAY

Stairs and lift rising to first floor.

FRONT DOOR INTO

ENTRANCE HALL

Coving to ceiling, economy 7 radiator, wall mounted entry system, built in cupboard housing hot water cylinder and linen shelving, built in cupboard with hanging rail and shelf. Doors to:

KITCHEN

10' 3" x 5' 9" (3.12m x 1.75m) uPVC double glazed window to front aspect, double doors to lounge, tiled floor, range of eye level and base units with contrasting work surfaces over. Built in oven and electric hob with chimney style extractor over, stainless steel sink and drainer unit. Integrated fridge, space for washing machine, metro style tiled splash back.

LOUNGE

13' 8" x 11' 2" (4.17m x 3.4m) uPVC double glazed picture window to front aspect, economy 7 heater, coving to ceiling, double doors to kitchen.

BEDROOM ONE

13' 0" x 10' 1" (3.96m x 3.07m) uPVC double glazed window to side aspect, economy 7 heater, range of fitted bedroom furniture to include wardrobes, bedside cabinets and chest of drawers, coving to ceiling.

BEDROOM TWO

9' 5" x 6' 7" (2.87m x 2.01m) uPVC double glazed window to side aspect, wall mounted heater, coving to ceiling (currently being used as dining room).

SHOWER ROOM

Corner shower unit with Triton shower and wall mounted seat, close couple W.C, wash hand basin with mirror and shower light above, heated towel rail, wall mounted Creda electric heater, tiled splash back.

COMMUNAL AREAS

Owners lounge with kitchen area. Guest Suite available to pre-book via the warden. Well tended communal gardens. Car parking available on a first come first served basis.

AGENT NOTES

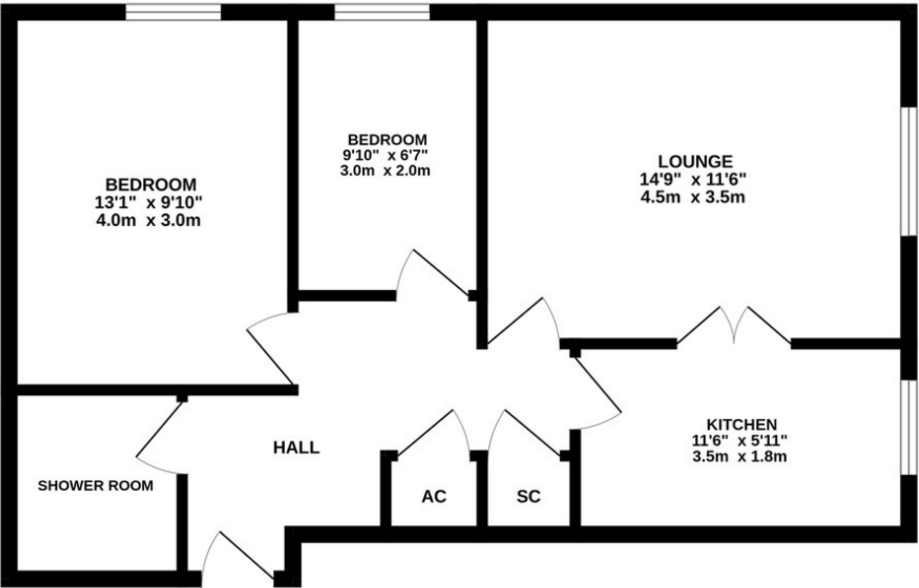
Lease details - 125 Years from July 1992.

Current service charge - £251.25 Per month

Please note some pictures are of communal (lounges and entrance)



MID FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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.
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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	81 B	83 B
69-80	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