



**Kennedy  
& Foster**

19 Northgate Court  
Biggleswade  
SG18 0FE  
**£160,000**

- FIRST FLOOR CORNER APARTMENT
- OVER 60'S
- LOUNGE/DINING ROOM WITH BALCONY
- GOOD SIZE ENTRANCE HALL
- FITTED KITCHEN
- DOUBLE BEDROOM WITH FITTED WARDROBES
- ACCESS TO LAUNDRY ROOM, RESIDENTS LOUNGE AND GUEST SUITE (PRE BOOK)
- CHAIN FREE





### ENTRANCE DOOR INTO:

A well presented first floor one double bedroom apartment, for the over 60's which is situated in a corner position giving light and airy accommodation. The property offers a good size entrance hall, lounge/dining room with a balcony, fitted kitchen, double bedroom and bathroom with a shower over. A viewings comes very highly by us the Sole Agents.

### ENTRANCE HALL

uPVC double glazed window, storage cupboard housing consumer unit, shelving and electric meter, storage heater.

### DOUBLE BEDROOM

13' 03" x 12' 00" (4.04m x 3.66m) Built in wardrobes with mirrored doors, electric wall heater, uPVC double glazed window.

### BATHROOM

Panelled bath with shower over, low level W.C, vanity basin with cupboard under, wall heater, fully tiled walls.

### LOUNGE

17' 05" x 11' 07" (5.31m x 3.53m) uPVC double glazed door to balcony, electric panel heater. Double doors to kitchen:

### BALCONY

Covered balcony with artificial lawn.

### KITCHEN

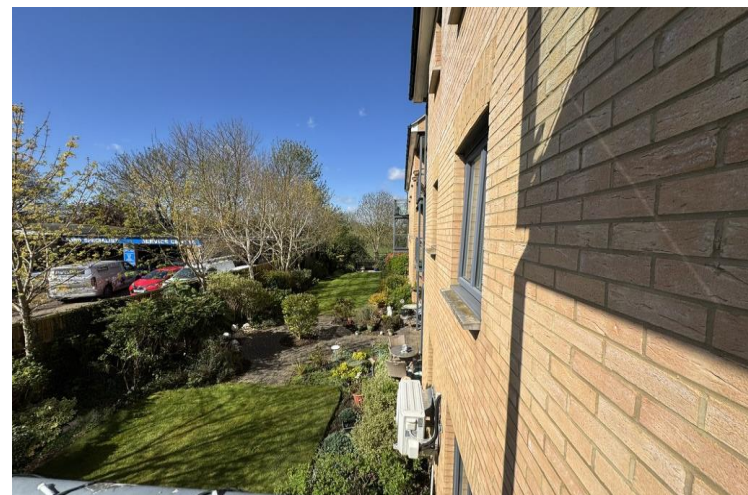
7' 3" x 7' 0" (2.21m x 2.13m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit with mixer tap, built in fridge and freezer, electric oven and hob and extractor, uPVC double glazed windows.

### OUTSIDE

Communal gardens, well stocked, riverside views.

### AGENT NOTES

Lease Details - 81 years remaining  
Ground Rent currently £730.82 per annum  
Service Charge currently £3,360.24  
Over 60's only  
Access to Laundry Room, Residents Lounge and Guest Suite (Small Fee)



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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE  
2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122  
E: sales@kennedyfoster.co.uk

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