



**Kennedy  
& Foster**

20 Chambers Lodge

Biggleswade

SG18 8ES

**£232,500**

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- 15FT LOUNGE/DINER
- ENSUITE
- SEPARATE BATHROOM
- PATIO GARDEN
- ALLOCATED PARKING





An attractive two bedroom ground floor apartment located just off London Road, offering easy access to train station, local Saxon Gate shops and retail park. The property benefits from an ensuite to main bedroom, separate bathroom, 15ft lounge/diner and patio doors that open out onto it's own patio with enclosed communal garden.

#### **DOUBLE GLAZED FROSTED DOOR INTO:**

#### **ENTRANCE HALL**

Spotlights to ceiling, wood laminate floor, wall mounted electric heater, built in cupboard housing hot water cylinder, built in cupboard with shelving and space for tumble dryer, panelled doors to rooms, doorway to kitchen.

#### **KITCHEN**

8' 6" x 6' 11" (2.59m x 2.11m) uPVC double glazed window to side aspect, range of eye level and base units with work surface over, 1 1/2 bowl stainless steel sink and drainer unit, built in oven and hob, space for washing machine and fridge/freezer, tiled floor, tiled splash back.

#### **LOUNGE/DINER**

15' 0" excluding door to recess x 10' 06" (4.57m x 3.2m) Spotlights to ceiling, electric panel heater, uPVC double glazed window and doors to garden.

#### **BEDROOM ONE**

11' 5" x 10' 1" (3.48m x 3.07m) uPVC double glazed window to front aspect, wall mounted electric panel heater, spotlights to ceiling. Panelled door to:

#### **ENSUITE**

uPVC double glazed frosted window to side aspect, walk in shower unit, pedestal mounted wash hand basin, close coupled W.C, tiled splash back, wall mounted heated towel rail.

#### **BEDROOM TWO**

11' 6" x 6' 8" (3.51m x 2.03m) uPVC double glazed window to front aspect, wall mounted electric heater.

#### **BATHROOM**

7' 1" x 5' 8" (2.16m x 1.73m) Panelled bath with shower attachment, close coupled W.C, pedestal mounted wash hand basin, tiled splash back to dado height, heated towel rail, tiled floor, spotlights to ceiling.

## OUTSIDE

Small patio area, lawn enclosed by wrought iron fencing and gate, the lawned area is maintained under the service charge.

## ALLOCATED PARKING FOR ONE VEHICLE

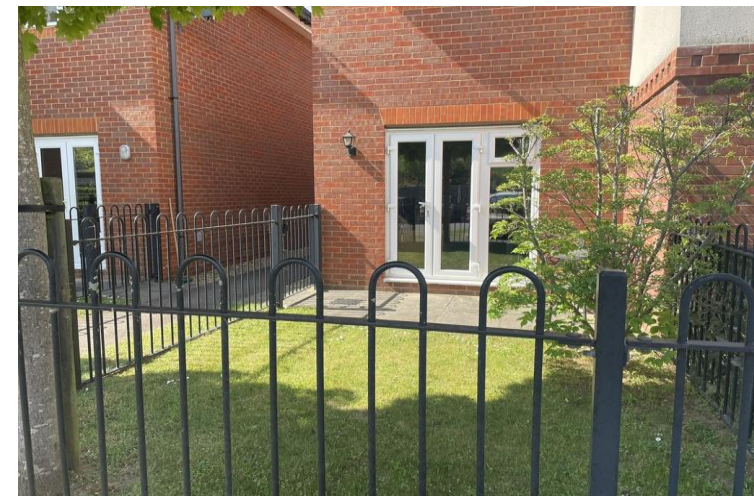
Several visitor spaces, communal refuse and cycle store.

## AGENT NOTES

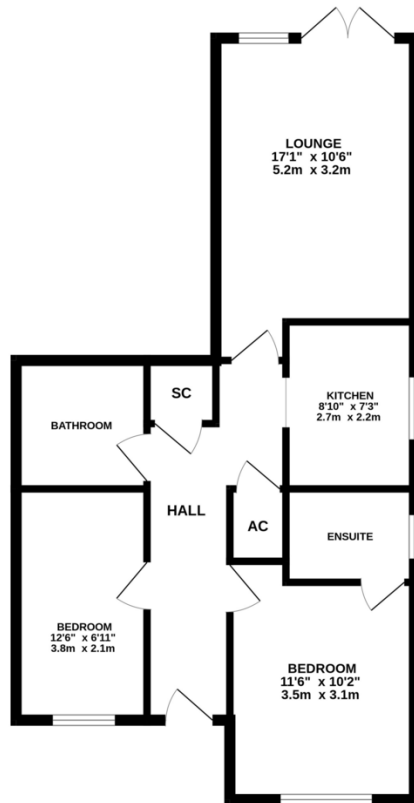
Lease Details - 125 years from 1st January 2006

Current Service Charge: £1,200 Per Annum

Current Ground Rent: £390.52 Per Annum



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given 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             |         |           |
| 55-68 | D             | 66 D    | 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