



**Kennedy  
& Foster**

21 Honeysuckle Close

Biggleswade

SG18 8ST

**£225,000**

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- RECENTLY REDECORATED
- KITCHEN
- LOUNGE
- TWO ALLOCATED PARKING SPACES
- GREAT LOCATION
- CHAIN FREE



Situated in a small close in a sought after location and within easy walking distance of amenities, swimming pool/gym and access to A1, this purpose built GROUND FLOOR APARTMENT is being offered chain free. The property offers 2 bedrooms, kitchen, lounge, and two allocated parking spaces. The property has recently been redecorated and is worthy of an immediate viewing. Contact K & F the sole agents.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Laminate flooring, intercom telephone, airing cupboard with cylinder and shower, shelved storage cupboard housing consumer unit. Doors to:

#### **LOUNGE**

15' 01" x 12' 05" (4.6m x 3.78m) uPVC double glazed French doors to communal garden, storage heater.

Door to:

#### **KITCHEN**

8' 02" x 7' 00" (2.49m x 2.13m) Range of wall, base and drawer units with work surface over, space for washing machine and fridge, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Built in oven and hob with extractor over, uPVC double glazed window to rear.

#### **BEDROOM**

13' 09" x 8' 08" (4.19m x 2.64m) Laminate floor, storage heater built in double wardrobe with hanging rail and shelves, uPVC double glazed window to front.

#### **BEDROOM TWO**

9' 04" x 7' 00" (2.84m x 2.13m) ? heater, uPVC double glazed window to front, laminate floor.

#### **BATHROOM**

Bath with mixer tap and shower attachment, pedestal basin, low level WC, shaver point, tiled floor, extractor fan.

#### **OUTSIDE**

#### **TWO ALLOCATED PARKING SPACES TO FRONT OF PROPERTY**

#### **GATED COMMUNAL GARDEN**

Laid to lawn, shrubs.



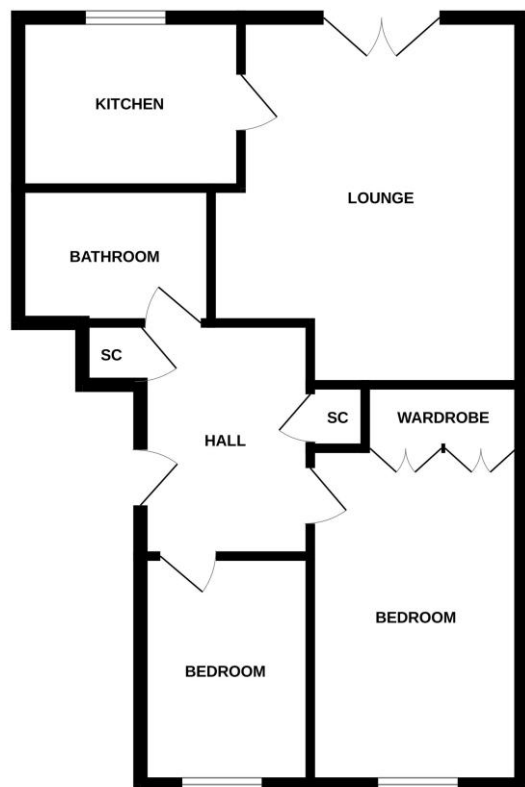
## AGENT NOTES

Lease details - 125 years remaining from September 2024

Service charge - £1,129.76 per annum

Ground Rent - £87.50 per every 6 months





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		76 C
55-68	D	55 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.