



HARVEY ROBINSON

Guide Price

£190,000

Claremont Court

Rose Lane, SG18 0JZ



## PROPERTY SUMMARY

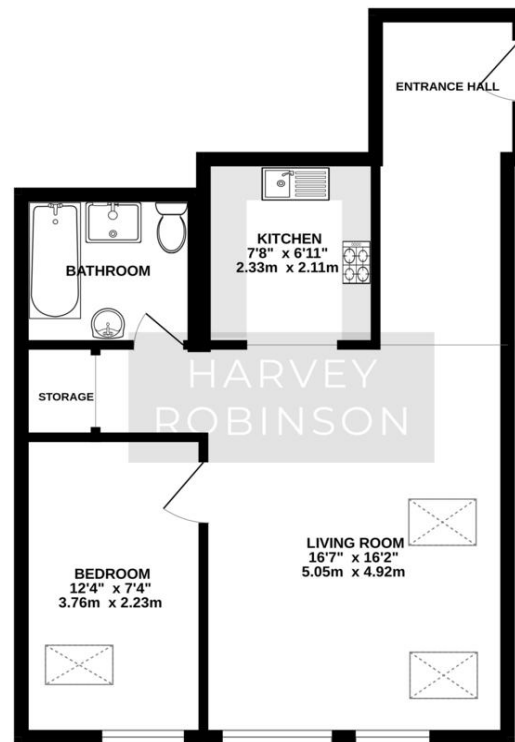
We are delighted to offer for sale this fantastic one double bedroom apartment situated within a private gated development built in the grounds of a Grade II listed former Victorian school located within walking distance of Biggleswade town centre and train station making the property ideal for the commuter. Boasting high ceilings and character features throughout, the accommodation in brief consists of an entrance hall, and a good size lounge/dining room open-plan to a kitchen. One double bedroom and a four-piece bathroom, along with a storage area, completes the internal living space. The property has an allocated parking space which is accessed through the secure electronic gates. The well maintained walled communal grounds includes visitor parking spaces and a communal courtyard.







FIRST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.  
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## FAQs

Property Tenure: Leasehold

Conversion Completed: 2005

Council Tax Band: B

Lease Length: 104 years of 125 remaining

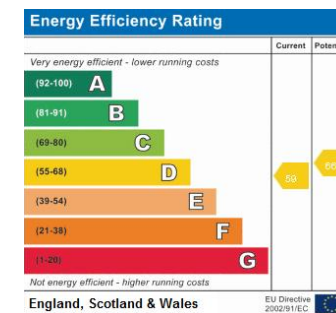
Ground Rent Review: Bi-annual (May & November)

Ground Rent: £130 P/A

Service Charge - Reviewed Annually -  
(January) 01/01/2024 - 31/12/2024 - £1,676.22

EPC Rating: D

Anticipated Rental Income: £750.00 PCM



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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### OFFICE ADDRESS

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### CONTACT

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