



Hancock's Estates

With you every step of the way



17 Victoria Court, Biggleswade, SG18 8LG
£100,000 Leasehold





17 Victoria Court Biggleswade, SG18 8LG

- Over 60's Retirement Flat
- Two Bedrooms
- Double Glazing
- Lift To All Floors
- Central Location
- Second Floor Accommodation
- Living / Dining Room
- Part Time Estate Manager
- 24 Hour 'Pull Cord' Monitoring
- No Forward Chain

OVER 60's TOWN CENTRE LIVING # TWO BEDROOMS # BRAND NEW SHOWER ROOM # NO FORWARD CHAIN

£100,000 Leasehold



Communal Entrance

A secure, communal entrance area leads to the lift, stairs and Estate Managers office.

Entrance Hall

Intercom entry system.

Living / Dining Room

16'2" x 11'6" (4.94m x 3.51m)

Kitchen

6'6" x 11'6" (1.98m x 3.51m)

Bedroom 1

12'5" x 9'3" (3.78m x 2.82m)

Bedroom 2

9' x 6'6" (2.74m x 1.98m)

Shower Room

Totally refurbished shower room, refitted and as yet unused!

Outside

There is parking for the residents only, subject to availability.





LEASE INFORMATION

125 Year lease from 1992

Ground Rent - Peppercorn (£0)

Maintenance / Service Charge (Including Buildings Insurance)
£324.80 PM

Anchor Hanover Management encourage and support responsible pet ownership amongst residents and work to ensure that customers can easily obtain consent to keep a pet in their home, subject to reasonable terms.

AGENTS NOTES

Council Tax Band C

Electric heating (Storage and convector)

There is no gas connected to the flats

Approximately 0.2 miles to the train station and Market Square

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

ABOUT THE AREA

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent food stores to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

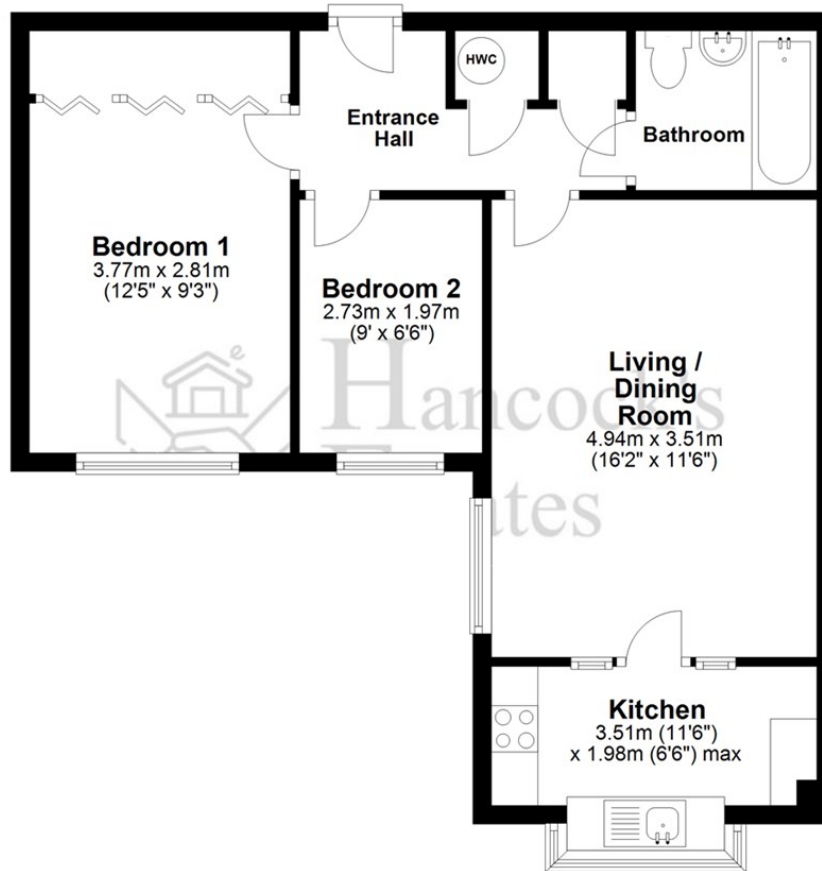
The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Cotswold Outdoor, Mountain Warehouse, Pets at Home and Homebase to name a few, plus Lidl supermarket.

Precise Location: what3words

clay.parked.handyman



Second Floor



Total area: approx. 52.9 sq. metres (568.9 sq. feet)

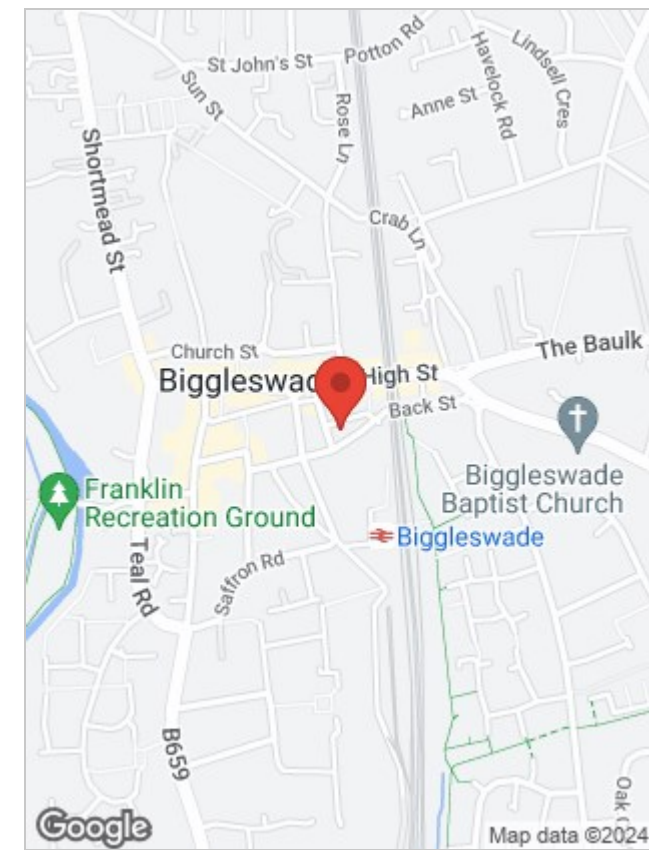
For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 8LG**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	