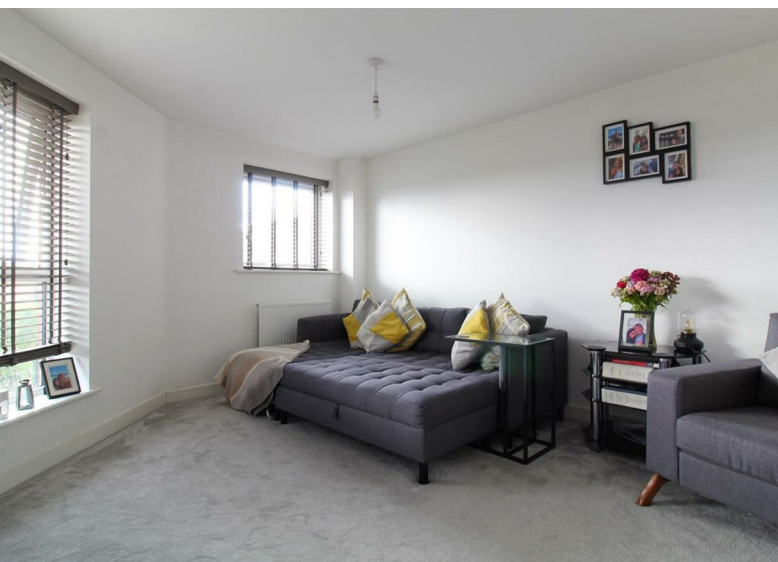




Tavener Drive, Biggleswade, SG18 8XY

£220,000

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102 Tavener Drive, Biggleswade, SG18 8XY

£220,000



Entrance Via

Storm porch with double glazed composite door to entrance hall.

Entrance Hall

14'6 x 4'1 (4.42m x 1.24m)

Contemporary white panel doors to kitchen, bathroom, bedroom and large storage cupboard.

Kitchen

10'5 x 8'2 (3.18m x 2.49m)

Fitted with a range of grey high gloss high and base level unit with contrasting work surfaces and splash back over, stainless steel sink and drainer unit with mixer tap over, built in 'AEG' electric oven and 'AEG' induction hob with splash back and chimney style extractor over, integrated dishwasher, washing machine and fridge/ freezer, double glazed window to front, tiling to floor, radiator and through access to living room.

Living Room

14'6 x 13'11 ave (4.42m x 4.24m ave)

Double glazed windows to two aspects and radiator.

Bedroom

15'5 x 14'3 ave (4.70m x 4.34m ave)

Double glazed windows to two aspects, radiator and built in double wardrobe with full height sliding doors.

Bathroom

8'2 x 6'0 (2.49m x 1.83m)

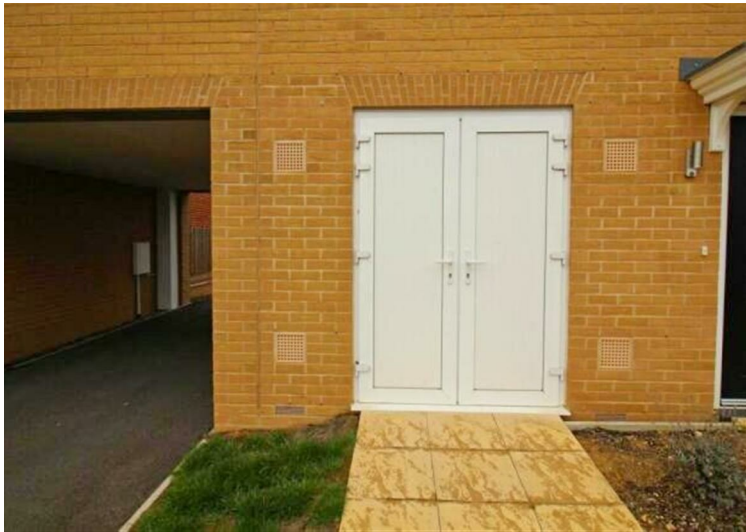
Modern white suite comprising of a close coupled WC, pedestal mounted wash hand basin and panel bath with mixer tap and separate 'waterfall' shower over with glass shower screen, tiling to four walls and tiling to floor, heated towel rail, inset spotlights to ceiling and extractor fan.

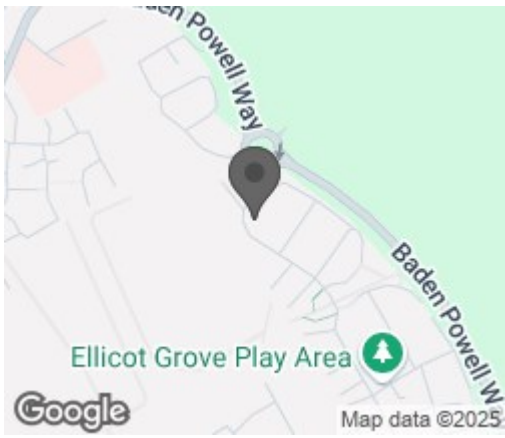
Outside

Access to one allocated parking space and a communal visitors parking space, on road parking is available immediately outside the apartment and there is access to communal bin and bicycle stores.

Agents Note

There is an annual service charge of £718.00 and an annual ground rent of £200.00 - So the total monthly leasehold charge is £76.50 and this covers all external maintenance, upkeep of the communal areas and includes the buildings insurance.

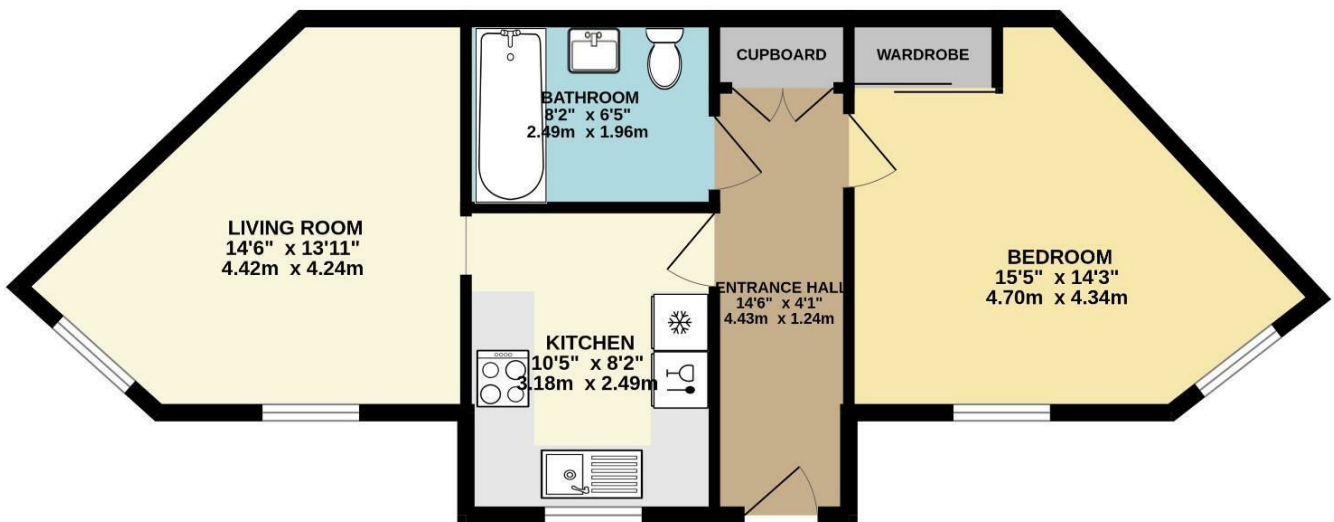




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 sq.m.) approx.

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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