



**Kennedy  
& Foster**

11d High Street  
Biggleswade  
SG18 0JE  
**£240,000**

- WELL PRESENTED
- CENTRALLY LOCATED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- HIGH CEILINGS & SKIRTING BOARDS
- SHOWER ROOM
- OUTSIDE STORAGE SHEDS
- CHAIN FREE





Well presented CHAIN FREE first floor apartment, situated in the High Street of Biggleswade, an ideal first time or investment buyer. The property offers two double bedrooms, lounge, recently fitted electric fireplace in lounge, spacious entrance hall, kitchen/breakfast room, shower room, two outside brick built storage shed and refitted double glazed sash window. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

#### **FRONT ENTRANCE DOOR INTO**

#### **ENTRANCE HALL**

Sash window, radiator, high skirting boards, coving to ceiling, doors to:

#### **LOUNGE**

12' 10" x 11' 02" (3.91m x 3.4m) High ceiling, high skirting board, radiator, sash windows, newly fitted carpet, electric fireplace.

#### **KITCHEN/BREAKFAST ROOM**

14' 06" x 6' 04" (4.42m x 1.93m) Wall, base & drawer units with work surfaces over. Space for washing machine and slimline dishwasher, built in electric oven with gas hob and extractor hood over, coving to ceiling, inset lighting. Stainless steel single drainer sink unit with mixer tap, radiator, sash window to front, cupboard housing boiler.

#### **BEDROOM ONE**

12' 00" x 9' 01" (3.66m x 2.77m) Sash window to front, radiator, high skirting boards. Walk in wardrobe with hanging rail and consumer unit.

#### **BEDROOM TWO**

13' 02" x 7' 03" (4.01m x 2.21m) Sash window to front, coving to ceiling, radiator.

#### **FULLY TILED SHOWER ROOM**

Shower cubicle with shower over, low level w.c. pedestal basin, coving to ceiling, tiled floor, heated towel rail, inset lighting.

## OUTSIDE

Two brick storage sheds with light, paved seating.

## AGENT NOTES

Lease Details

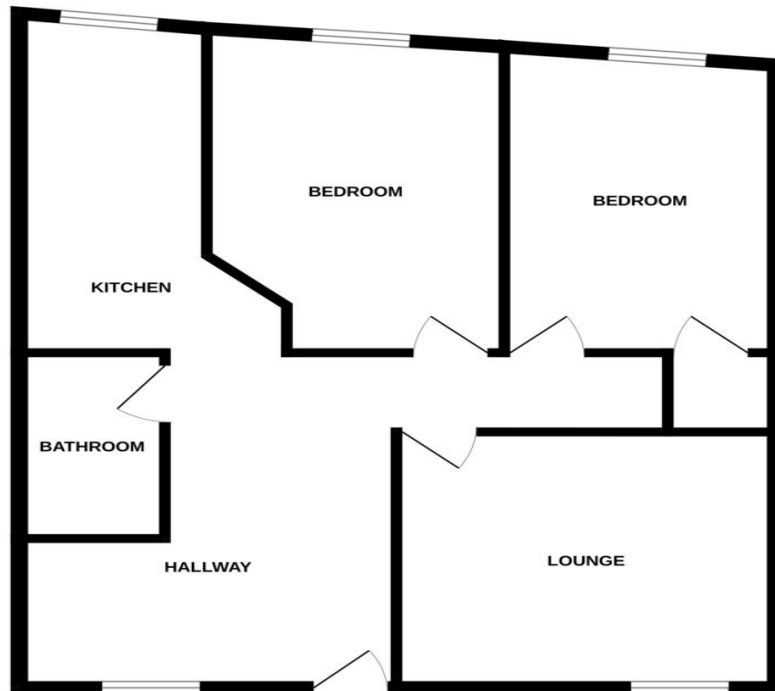
125 Years from 2006

Ground Rent : £50 per Annum

Maintenance Charge Currently: £314.41 Per Annum



# GROUND FLOOR



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

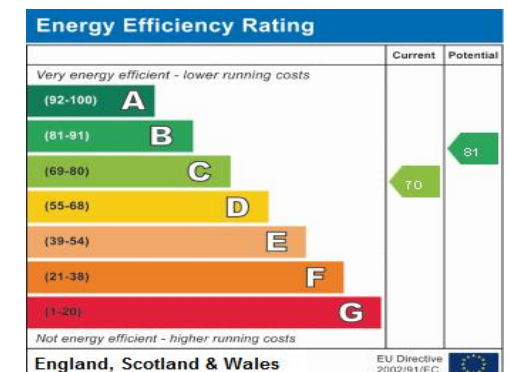
Tax band A

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council



## 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.