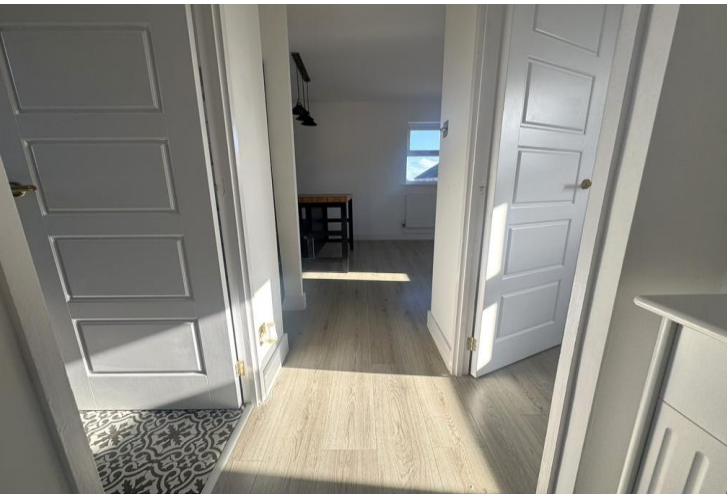




**Kennedy  
& Foster**

55 Saffron Road  
Biggleswade  
SG18 8DJ  
**£152,000**

- WELL PRESENTED
- WITHIN WALKING DISTANCE TO TRAIN STATION AND TWO CENTRE
- FIRST FLOOR ONE BEDROOM APARTMENT
- REFITTED KITCHEN AND BATHROOM
- OPEN PLAN LIVING
- ALLOCATED PARKING
- LONG LEASE OF 999 YEARS FROM 1983
- CHAIN FREE



This immaculately presented one bedroom first floor apartment is being offered CHAIN FREE and is positioned close by to train station and town centre. This gorgeous property has the benefit of a long lease of 999 years from 1983, refitted kitchen and bathroom, open plan living and an allocated parking space. Contact us, the sole agent to arrange your viewing.

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

#### **ENTRANCE HALL**

Alcove, partially boarded loft with light. Opening to:

#### **OPEN PLAN LIVING**

17' 09" x 10' 8" (5.41m x 3.25m)

#### **LOUNGE AREA**

Dual aspect windows, radiator.

#### **KITCHEN AREA**

Wall, base and drawer units with work surface over, sink with mixer tap, uPVC double glazed window. Breakfast bar, built in oven, 2 ring hob, space for washing machine, larder cupboard ideal for fridge/freezer.

#### **BEDROOM**

8' 02" x 6' 10" (2.49m x 2.08m) uPVC double glazed window, radiator.

#### **REFITTED BATHROOM**

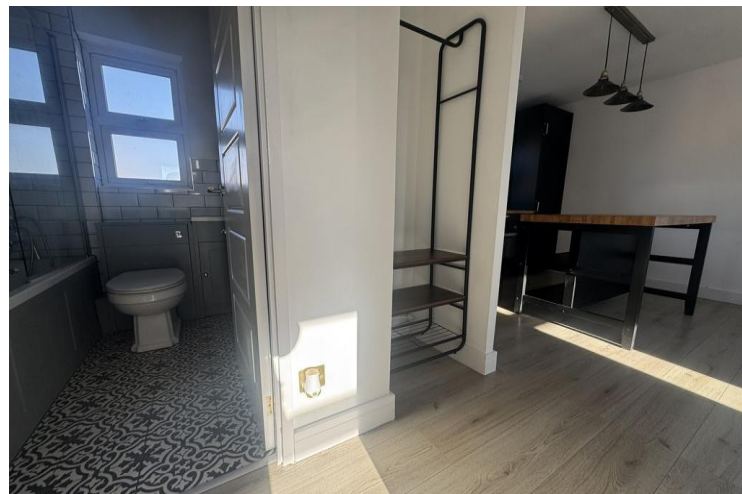
Panelled bath with mixer tap and hand held shower, wall mounted rainwater shower and hand shower attachment, complimenting tiling. Close coupled WC, wash hand basin with mixer tap, heated towel rail, frosted uPVC double glazed window, cupboard housing meters.

#### **OUTSIDE**

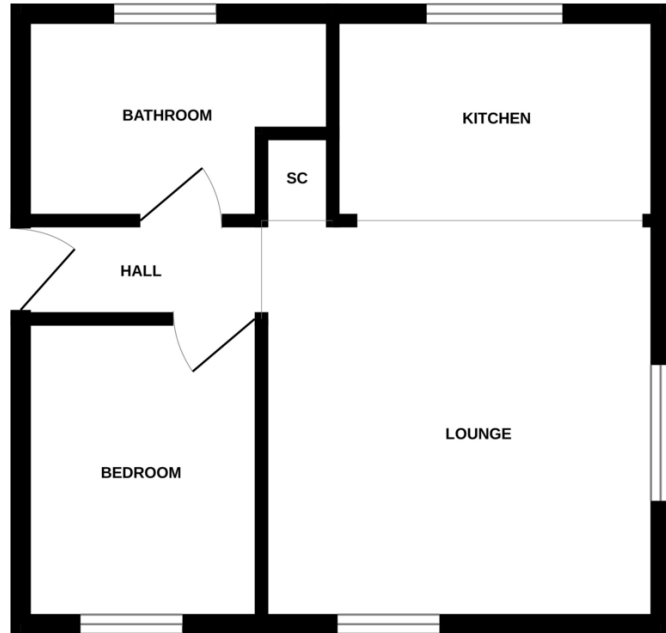
Allocated parking space.

#### **AGENT NOTES**

Lease Details - 999 years from 1983  
Service Charge - £680 Per Annum  
Ground Rent - £100 Per Annum  
(Provided by vendor)



FIRST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.