



**Kennedy
& Foster**

7 Exmoor Avenue
Biggleswade
SG18 0FN

Guide Price £200,000 - £210,000

- NICELY PRESENTED
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- SITUATED ON THE DESIRABLE MAYTHORNS DEVELOPMENT
- OPEN PLAN LOUNGE & KITCHEN
- TWO BATHROOMS
- ALLOCATED PARKING
- CHAIN FREE



This two double bedroom, two bathroom purpose built first floor apartment (in a block of only 5 apartments) is situated on the desirable Maythorns development. The property is being offered CHAIN FREE and consists of an open plan lounge and kitchen, en suite to master bedroom, family bathroom and allocated parking space. Contact Kennedy & Foster, the sole agents to arrange your viewing.

DOOR INTO:

ENTRANCE HALL

Radiator, two storage cupboards. Doors to:

OPEN PLAN LOUNGE & KITCHEN

18' 8" x 11' 0" (5.69m x 3.35m)

LOUNGE AREA

Dual aspects uPVC double glazed sash windows, two radiators, carpeted.

KITCHEN AREA

Range of wall, base and drawer units with work surface over, stainless steel single drainer sink unit with mixer tap, built in oven, gas hob and extractor hood over, space for washing machine, dishwasher and fridge/freezer, cupboard housing boiler, tiled floor.

BEDROOM

11' 9" x 9' 11" (3.58m x 3.02m) Built in double wardrobe with hanging rail, radiator, two uPVC double glazed sash windows. Door to:

ENSUITE

Double shower with shower over, pedestal basin, low level WC, frosted uPVC double glazed window, heated towel rail, extractor fan.

BEDROOM

10' 5" x 8' 4" (3.18m x 2.54m) uPVC double glazed sash window, radiator.

BATHROOM

Panelled bath with mixer tap, pedestal basin, low level WC, heated towel rail, extractor fan.

OUTSIDE

COMMUNAL BIKE SHED AND BIN STORE

ALLOCATED PARKING SPACE TO REAR

Additional visitor parking to the front of the property.

AGENT NOTES

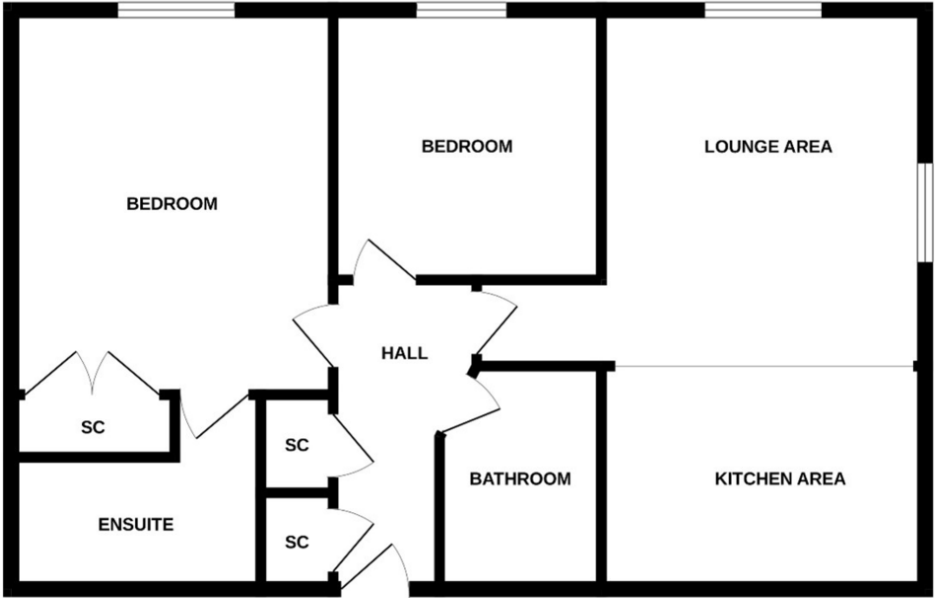
Lease details - 150 Years from January 2010

Ground Rent - £121.03 every 6 months

Service charge - £2,777.87 per annum



FIRST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.