



**Kennedy
& Foster**

3 Millers Court
Biggleswade
SG18 0AL
£175,000

- GROUND FLOOR
- TWO BEDROOM APARTMENT
- MUST BE OVER 55
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- LOUNGE
- BATHROOM
- COMMUNAL GARDENS
- CHAIN FREE



Situated a short walk to Biggleswade town centre and train station, this two bedroom ground floor CHAIN FREE apartment for the over 55's comprises of: Entrance hall, lounge, kitchen, two bedroom and a bathroom. The property also benefits from a residents lounge and communal gardens. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling, storage heater, airing cupboard, intercom system. Doors to:

KITCHEN

11' 7" x 5' 10" (3.53m x 1.78m) Wall, base and drawer unit with work surface over. Built in oven, hob and extractor over, stainless steel single drainer sink unit, space for fridge and washing machine, emergency pull cord. Double door to:

LOUNGE

13' 03" x 11' 7" (4.04m x 3.53m) Storage heater, coving to ceiling, uPVC double glazed doors and window to front, emergency pull cord.

BEDROOM ONE

13' 03" x 9' 4" (4.04m x 2.84m) uPVC double glazed window and secondary glazing to front, coving to ceiling, fitted bedroom furniture and dressing table, emergency pull cord.

BEDROOM TWO

9' 10" x 6' 8" (3m x 2.03m) Storage heater, uPVC double glazed window and secondary glazing to front, emergency pull cord.

BATHROOM

Panelled bath, pedestal basin, low level WC, wall light and extractor, electric towel rail, fitted unit, emergency pull cord.

COMMUNAL GARDENS & RESIDENT LOUNGE

AGENT NOTES

Lease Details: 125 years from 1 January 1991
Service Charge: 293.10 per Month due (to be reviewed 2027/2028).
NO GROUND RENT



COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.