



**Kennedy
& Foster**

43 Tavener Drive

Biggleswade

SG18 8GZ

£230,000

- WELL PRESENTED
- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE WITH JULIET BALCONY

- FITTED KITCHEN
- EN SUITE AND FAMILY BATHROOM
- TWO PARKING SPACES
- VIEWING RECOMMENDED



This well presented two double bedroom, two bathroom top floor apartment must be viewed to fully appreciate this lovely home. The property benefits from an open plan lounge with a Juliet balcony and fitted kitchen, spacious entrance hall and two parking spaces. Contact us, the sole agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, telephone intercom, built in double cupboards. Doors to:

LOUNGE

15' 11" x 11' 10" (4.85m x 3.61m) uPVC double glazed French doors to Juliet balcony to front, uPVC double glazed window to side, two radiators. Opening to:

KITCHEN

13' 03" x 6' 3" (4.04m x 1.91m) Wall, base and drawer units with work surface over, built in oven, gas hob with extractor over, built in fridge/freezer, dish washer and washing machine, stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, uPVC double glazed window to front.

BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m) Dual aspect uPVC double glazed windows, radiator. Door to:

ENSUITE

Double shower with shower over, pedestal basin, low level, radiator, extractor.

BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m) uPVC double glazed window to side, radiator.

BATHROOM

Panelled bath, pedestal basin, low level WC, extractor, radiator.

OUTSIDE

TWO ALLOCATED PARKING SPACES

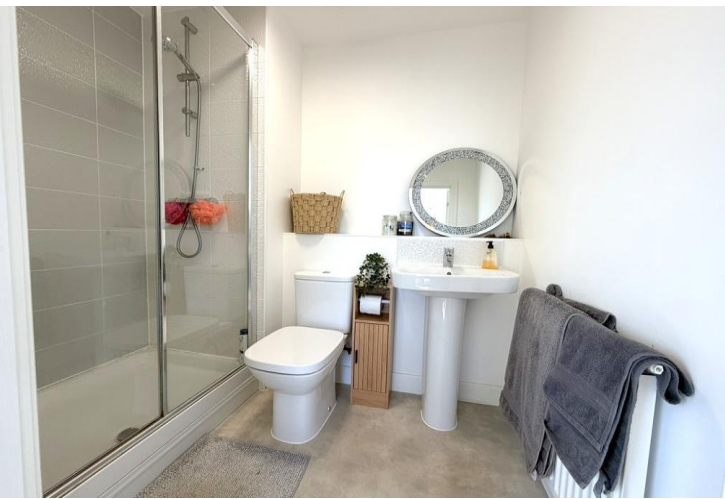
COMMUNAL BIKE AND BIN STORE

AGENT NOTES

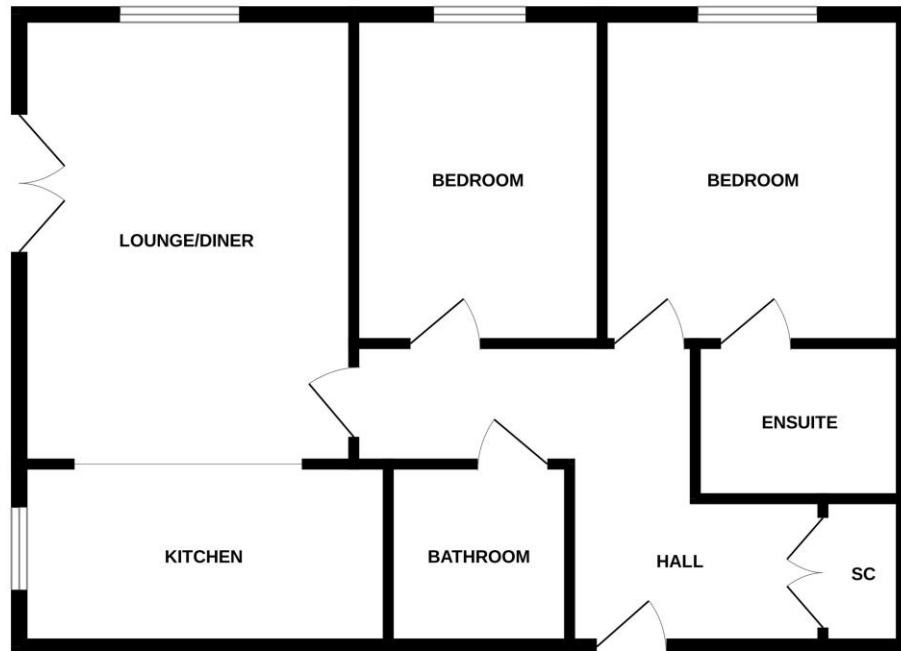
Lease - approx. 117 Years from 25th July 2026

Ground Rent - £200 per annum

Service Charge - £2,196.89 per annum



SECOND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.