

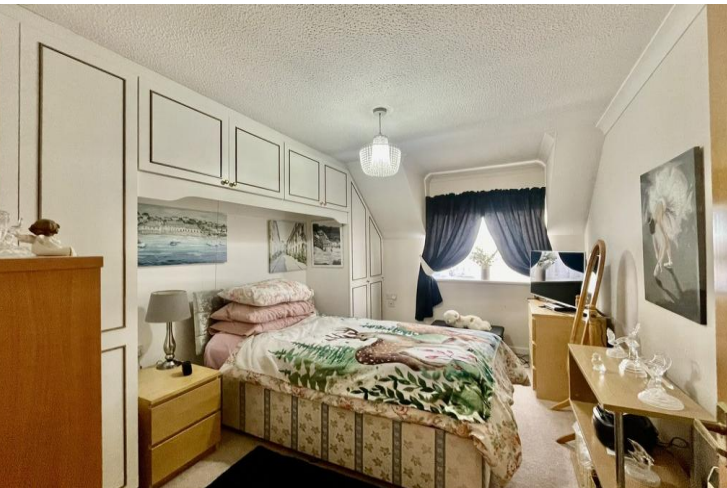


**Kennedy
& Foster**

26 Millers Court
Biggleswade
SG18 0AL
£150,000

- TWO BEDROOMS
- SECOND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- RESIDENTS LOUNGE

- ATTRACTIVE COMMUNAL GARDENS
- LIFT TO ALL FLOORS
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- COMMUNAL PARKING AVAILABLE



A well presented two bedroom apartment, ideally located for the town centre shops and amenities. Situated in the second floor with stairs and a lift to all floors, the property benefits from a modern kitchen and shower room. Millers Court is for the over 55's and offers a residents lounge, attractive communal gardens and parking available. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

COMMUNAL HALLWAY

Door to managers office. Door to communal lounge.

STAIRS AND LIFT TO ALL FLOORS

FRONT DOOR INTO:

HALLWAY

Wall mounted entry system, wall mounted Tunstall system, wall mounted E7 heater. Door to:

BEDROOM

12' 11" x 9' 4" (3.94m x 2.84m) uPVC double glazed window to front aspect, fitted wardrobes, wall mounted E7 radiator.

BEDROOM

12' 11" x 9' 9" narrows to 4' 2" to wardrobe (3.94m x 2.06m) uPVC double glazed window to front aspect, fitted wardrobe, wall mounted electric radiator, built in cupboard housing hot water cylinder.

KITCHEN

10' 4" x 6' 1" (3.15m x 1.85m) uPVC double glazed window to side aspect. Range of fitted eye level and base units with work surface over, built in oven and microwave at eye level, electric hob, stainless steel sink and drainer unit, tiled splash back, space for fridge and washing machine. Double doors to:

LOUNGE/DINER

14' 11" x 13' 0" (4.55m x 3.96m) uPVC double glazed window to front aspect, wall mounted E7 heater.

SHOWER ROOM

7' 10" x 5' 10" (2.39m x 1.78m) Shower unit with wall mounted seat, vanity unit with fitted sink and cupboard under WC, wall mounted heated towel rail, tiled surround, fitted cupboard with shelf over.

OUTSIDE

Well tended communal gardens, mainly laid to lawn with small trees, shrubs and plants.

DEVELOPMENT PARKING AVAILABLE ON A FIRST COME FIRST SERVED BASIS

AGENTS NOTES

Lease Details - 125 years from January 1991

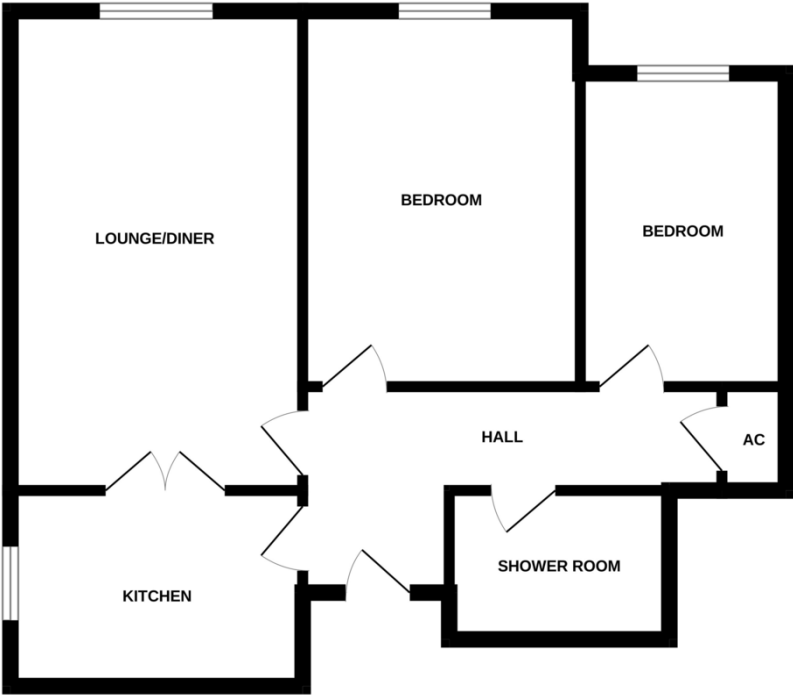
Service charge: £293.10 per month, this includes water rates (due to be reviewed 2027/2028).

No ground rent to pay

Over 55's only.7



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 B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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.