





Property Description

This fantastic home is situated within 40 miles north of central London and 20 miles west south west of Cambridge. Within the market town of Biggleswade that is located on the River Ivel in Bedfordshire. Well connected with transport close by with the A1 road between London and the north as well as having its own railway station on the main rail link north from London.

Key Features

- Shared ownership 35%.
- Accommodation over three floors.
- Modern development.
- Walking distance to local shops/schools and parks.
- Popular location.
- Cloakroom.
- Well presented throughout.
- Ample parking for three cars.



Internal

Ground Floor:

Entrance Hall

Entrance door, double glazed window, entrance mat, carpet laid throughout, wall light, extractor fan, radiator fitted, benefiting from a built-in cupboard for additional storage.

Cloakroom

Fitted suite comprising of a WC, wash-hand-basin, extractor fan, lino flooring, and radiator fitted.

Lounge

Two double glazed windows, carpet laid throughout, radiator fitted, and door leading to the rear garden.

Kitchen

Fitted suite comprising of a selection of cream wall and base units with wooden worktop surround, integrated oven and hob with extractor fan, space for a fridge freezer, combi-boiler, sink-drainer, wooden effect lino flooring laid throughout, double glazed window, and radiator fitted.

First Floor:

Landing

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Two

Double glazed window, built-in wardrobe, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and radiator fitted.

Bathroom

Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, extractor fan, part-tiled walls and wooden effect laminate flooring laid throughout, and radiator fitted.

Second Floor:

Master Bedroom

Dual aspect double glazed windows, carpet laid throughout, radiator fitted, and access to fully boarded loft with ladder and lighting via hatch.

External

Front Garden

Established shrubs with pathway leading to entrance door.

Rear Garden

Patio area laid to lawn, outside light, with fence surround, and side gate access.

Parking

Three allocated parking spaces to the side of the property.

Agent Notes:

Shared ownership 35%.

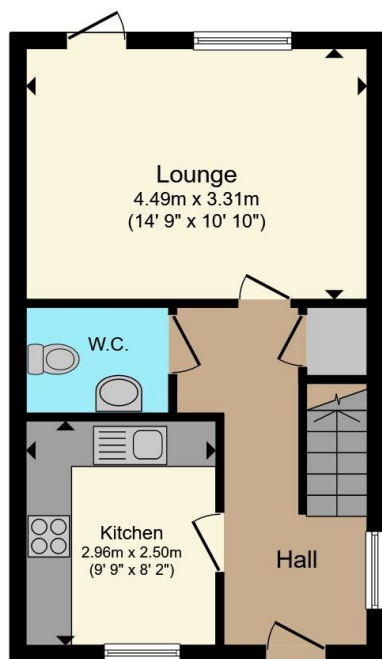
Tenure: Leasehold.

Length of lease: 99 years from and including 23rd February 2018.

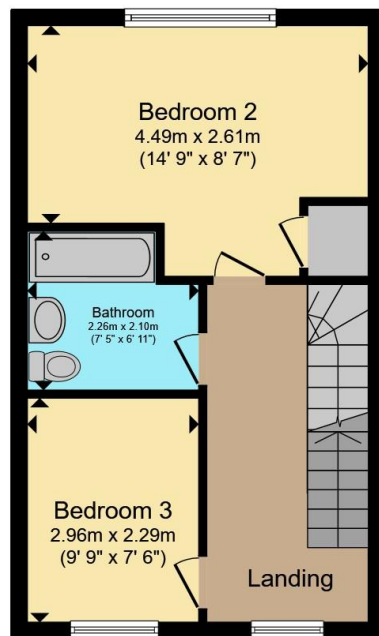
Annual service charge: £204.34

Monthly rent: £657.77

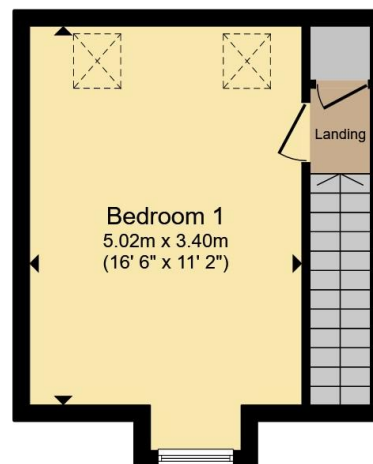




Ground Floor



First Floor



Second Floor

Total floor area 93.8 m² (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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6 Station Parade
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EPC Rating: B Council Tax
 Band: D

Service Charge: 204.34 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LCH309742

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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