



**Kennedy  
& Foster**

57 Saffron Road  
Biggleswade  
SG18 8DJ  
**£147,000**

- LONG LEASE
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- LOUNGE

- KITCHEN
- BATHROOM
- ALLOCATED PARKING SPACE
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION



## GROUND FLOOR APARTMENT - LONG LEASE -

### WALKING DISTANCE TO THE TRAIN STATION

This one bedroom ground floor apartment of only four, with allocated parking space, is being offered chain free and is conveniently situated within walking distance to The Town Centre and Train Station. Accommodation includes: Entrance hall, lounge, kitchen, bedroom, bathroom. Gas radiator central heating and uPVC double glazing. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

### FRONT DOOR INTO:

#### ENTRANCE HALL

Radiator, coving to ceiling. Doors to:

#### LOUNGE

10' 9" x 9' 06" (3.28m x 2.9m) Dual aspect uPVC windows, coving to ceiling, radiator, uPVC double glazed feature window to side. Door into:

#### KITCHEN

9' 06" x 5' 10" (2.9m x 1.78m) Wall, base and drawer units with work surfaces over, space for cooker, washing machine and fridge freezer. Stainless steel single drainer sink unit with mixer tap, gas combi boiler, uPVC double glazed window.

#### BATHROOM

Bath with mixer tap and shower over, low level W.C, vanity basin with cupboards under, radiator, shelved cupboard, radiator, frosted uPVC double glazed window.

#### BEDROOM

8' 02" x 6' 10" (2.49m x 2.08m) Radiator, uPVC double glazed window.

#### OUTSIDE

Allocated parking space.

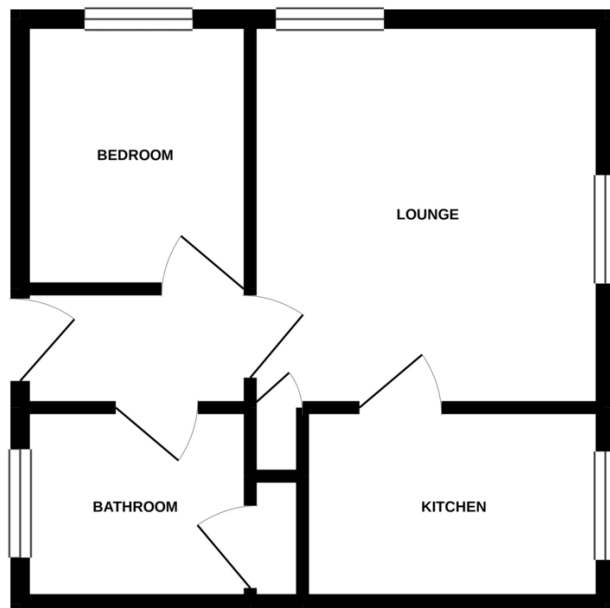
#### AGENT NOTES

There is a 999 year lease from 1983  
Service Charge: £680 per annum  
Ground Rent: £100 per annum





GROUND FLOOR  
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA: 29.3 sq.m. (315 sq.ft.) 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 for 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 A

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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.