



**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

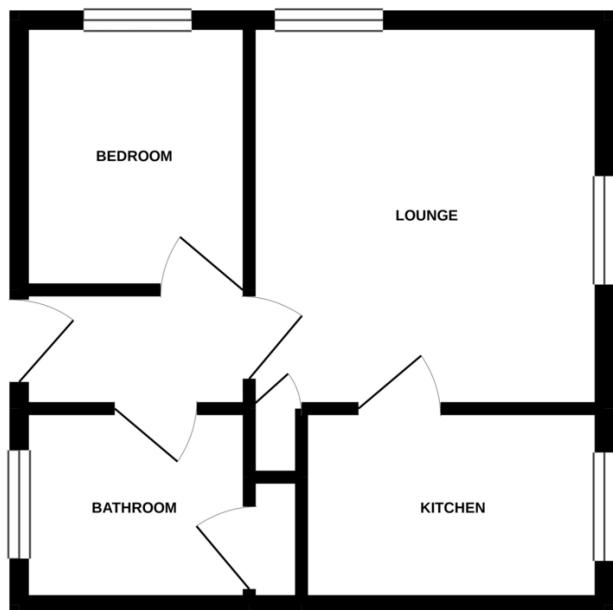
There is a 999 year lease from 1983

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 precaution has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items shown are approximate and no guarantee is given 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrix 02/2021

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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

COUNCIL TAX BAND

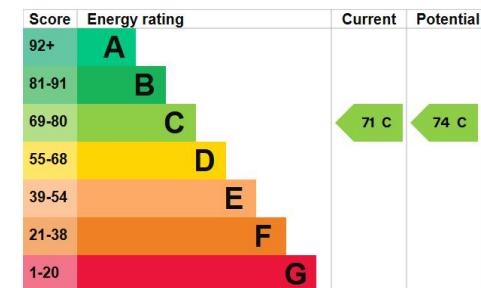
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



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.