BEST ESTATE AGENT GUIDE 2025

Hancock's Estates
*With you every step of the way*

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18



**1 Saffron Court, Biggleswade, SG18 8DR**

**£180,000 Leasehold - Share of Freehold**

1 1 1 C



# 1 Saffron Court
# Biggleswade, SG18 8DR

## £180,000 Leasehold - Share of Freehold

- First Floor Maisonette
- One Double Bedroom
- Gas Radiator Heating (New Boiler 2024)
- Double Glazing
- Central Location
- Communal Garden to Rear
- Extended Lease (982 years remaining)
- Close To Station (0.1 Mile)
- Allocated Parking Space
- Superb First Time Buy



Centrally located, this ideal first time buy is situated within moments of the train station, town centre amenities and doctors surgery. The first floor accommodation is accessed via a private front door and lobby, with stairs rising to the living / dining room housing the recently refitted Worcestor boiler. An inner hall provides access to a 3 piece white bathroom suite, the double bedroom and kitchen.
Allocated parking is located to the rear.





| | |
|---|---|
| **Entrance Lobby** | |
| **Living Room** | 13'8" x 11'10" (4.16m x 3.61m) |
| **Inner Hall** | |
| **Kitchen** | 9'0" x 4'9" (2.75m x 1.44m) |
| **Bedroom** | 9'10" x 9' (3.00m x 2.74m) |
| **Bathroom** | 6'9" x 6'6" (2.06m x 1.98m) |

**Agents Notes**
Council Tax Band: A (£1727.70 - 2026/2027)
New Worcester Gas Combination Boiler installed November 2024
Electric Consumer Unit replaced in 2012







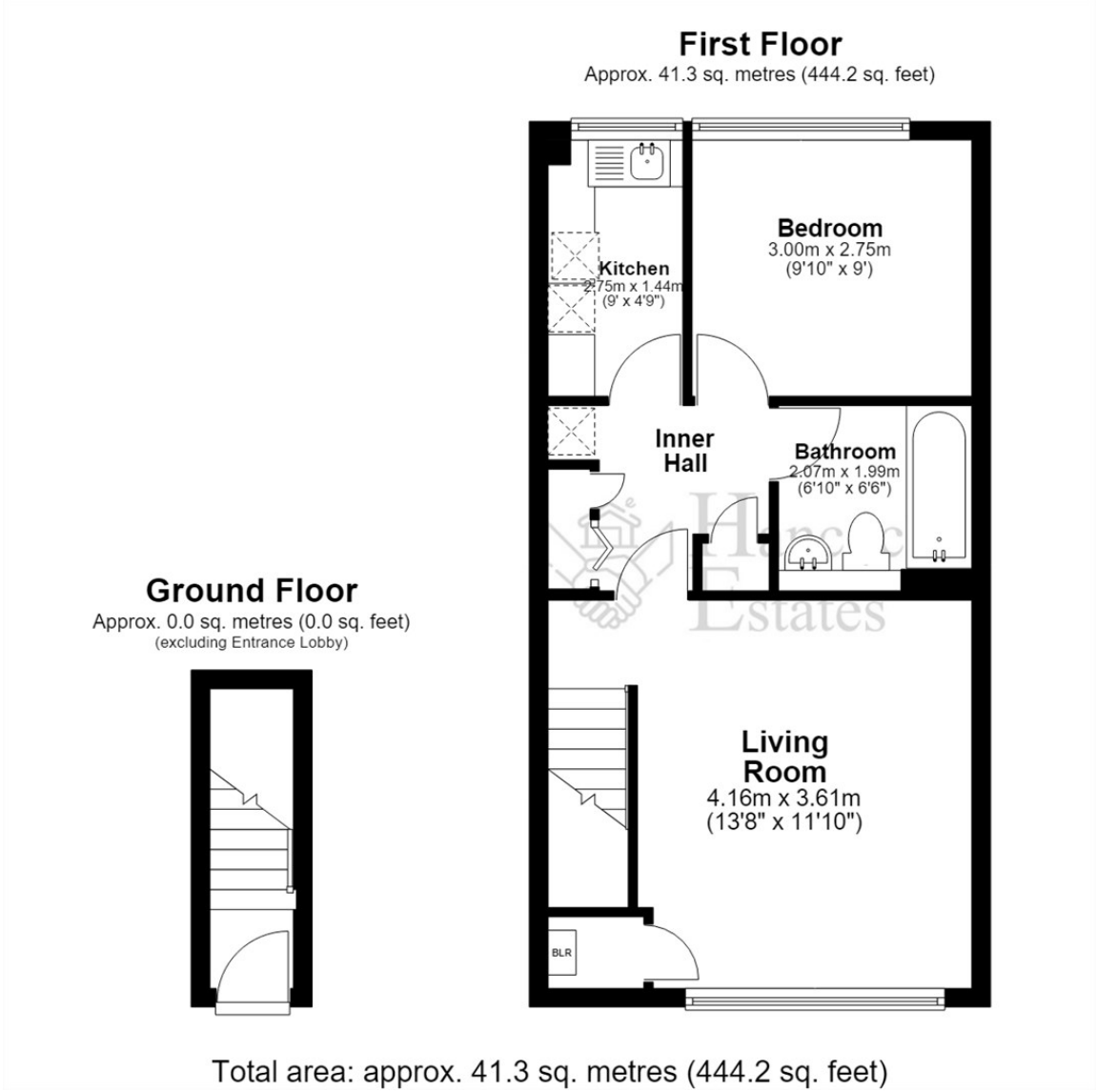
**Lease Details**
990 year lease extension commenced 1st January 2018
Lease term - 982 years remaining
Ground Rent £0
Current Service Charge: £550 P/A
Each resident gains a share in the Freehold (Saffron Residents Association Ltd) and The Shires Estate management Ltd. oversee and manage the development.

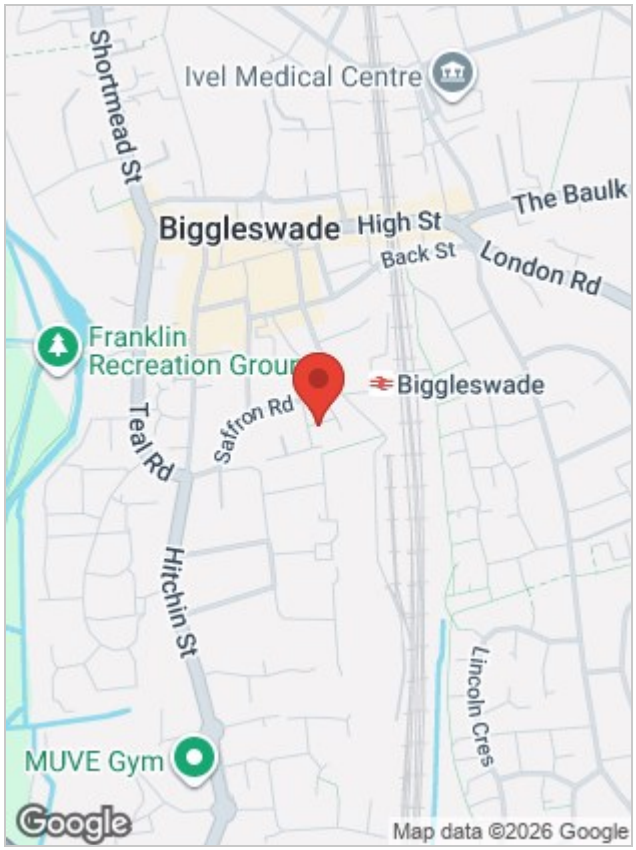
**About The Area**
Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and High Street brands such as, Boots, Greggs, Subway, Iceland and many more.
The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.
The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toy Store and B&Q to name a few, plus Lidl supermarket.
The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.
Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

**Precise Location**
what3words: basically.squashes.quietly

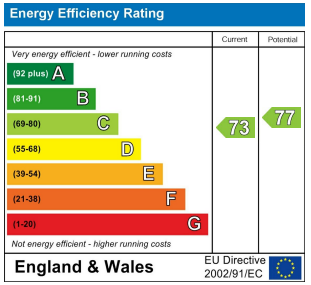
**Carefully Selected Services**
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.






For GPS direction please follow **SG18 8DR**




## Viewing

Please contact our Hancock's Estates Office on 01767 348 288
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

39 Sanger Avenue, Biggleswade, Bedfordshire, SG18 8FY
Tel: 01767 348 288 | Email: sales@hancocks-estates.co.uk