





Kennedy & Foster

11 Chambers Lodge

Biggleswade

SG18 8ES

£220,000

- STUNNING APARTMENT
- FIRST FLOOR (OF ONLY TWO APARTMENTS)
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM AND EN SUITE
- TWO ALLOCATED PARKING SPACES
- GREAT LOCATION







A stunning first floor (of only two apartments) two bedroom, two bathroom apartment that must be viewed to appreciate what this property has to offer. To benefit the property is two allocated spaces, conveniently located for the A1 retail park and leisure centre which includes a gym and a swimming pool. An internal viewing comes highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO:

ENTRANCE HALL
Laminate flooring, intercom system, storage cupboard with consumer unit, airing cupboard with cylinder and shelving.

LOUNGE
17' 6" x 11' 2" (5.33m x 3.4m) Laminate floor, electric radiator, two uPVC double glazed windows, coving to ceiling, irregular shaped room.

KITCHEN
8' 9" x 7' 4" (2.67m x 2.24m) Wall, base and drawer unit with work surface over, built in oven, hob and extractor hood over, space for dishwasher, fridge/freezer, washing machine. Stainless steel single drainer sink unit with mixer tap, laminate floor.

MASTER BEDROOM
17' 5" cover to cover x 11' 8" (12' 04') (5.31m x 3.56m) uPVC double glazed window, electric radiator, coving to ceiling, wall panelling, irregular shaped room. Door to:

REFITTED ENSUITE
Walk in double shower with rain water head shower over and shower attachment, wash hand basin, low level WC, tiled floor and tiled walls, heated towel rail.

BEDROOM TWO
13' 7" x 9' 1" (4.14m x 2.77m) Panelling at half height along one wall, electric radiator, uPVC double glazed window.

REFITTED BATHROOM
Bath with mixer tap and rainwater shower over and hand shower attachment, vanity basin with cupboard under, WC, heated towel rail, extractor rail.

TWO ALLOCATED PARKING SPACES

AGENT NOTES

Lease - 125 years from January 2006

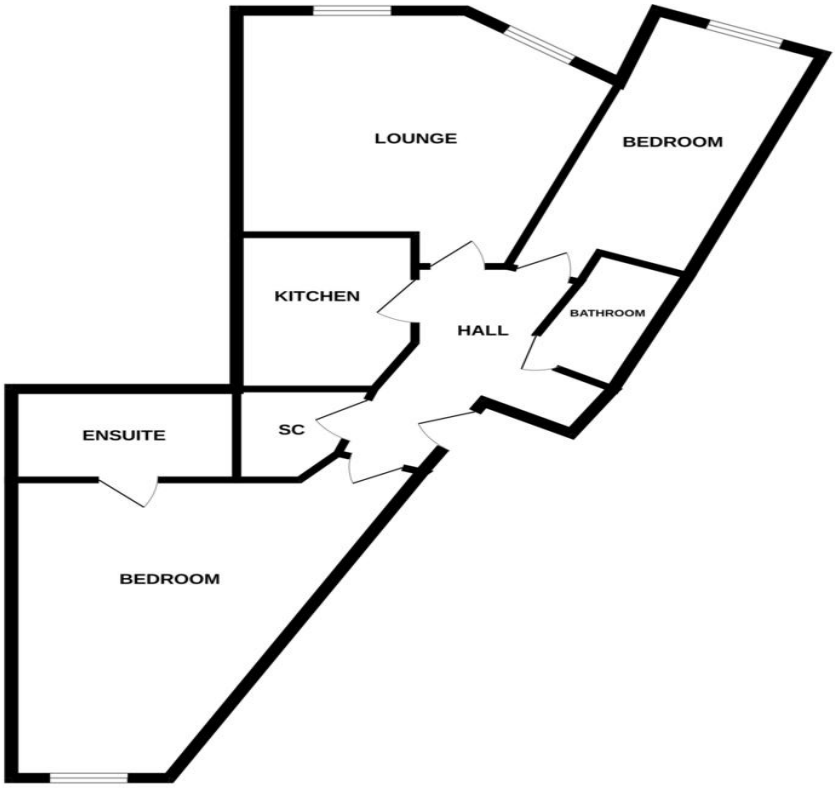
Service Charge - £1,210 per annum

Ground Charge - £390.52 per annum









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

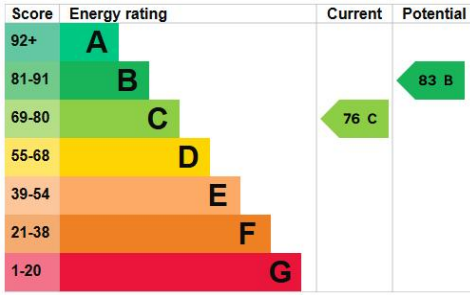
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.