



**Kennedy
& Foster**

11 Kingsfield Road •
Biggleswade
SG18 8AT
£269,950

- FIRST FLOOR TWO BEDROOM BEAUTIFUL APARTMENT
- MASTER SUITE WITH BALCONY AND EN SUITE
- OPEN PLAN LOUNGE WITH JULIET BALCONY
- KITCHEN

- SITUATED CLOSE TO LOCAL AMENITIES, GYM AND SWIMMING POOL
- ALLOCATED PARKING
- MUST BE VIEWED
- CHAIN FREE



This well presented sought after first floor apartment with parking, has excellent accommodation as follows: Entrance hall, open plan living and kitchen, master bedroom with balcony and en suite, 2nd bedroom of good size and family bathroom. A viewing of this CHAIN FREE property comes highly recommended by Kennedy & Foster the sole agents.

DOOR INTO:

ENTRANCE HALL

Single and double cupboard with hanging rail and shelves, radiator. Doors to:

LOUNGE/DINING ROOM

13' 02" x 5' 10" (4.01m x 1.78m) Juliet Balcony, double glazed window to front, two radiators. Opening to:

KITCHEN

13' 2" x 5' 10" (4.01m x 1.78m) Wall, base and drawer unit with work surface over, 1 1/2 bowl stainless steel sink unit with mixer tap. Range style cooker with extractor hood over, integrated fridge/freezer and washing machine, double glazed window to side, radiator.

BEDROOM ONE

16' 08" x 10' 2" (5.08m x 3.1m) Door to balcony and ideal for morning coffee, two double built in wardrobes and storage over, radiator. Door to:

ENSUITE

Shower cubicle with shower over, low level WC, pedestal basin, heated towel rail, shaver point, extractor fan.

BEDROOM TWO

9' 4" x 8' 7" Widening to 13' 01 into door recess (2.84m x 2.62m) Built in wardrobe with storage over, double glazed window to rear.

BATHROOM

Panelled bath with mixer tap and hand shower over, low level WC, pedestal basin, heated towel rail, shaver point, extractor fan.

OUTSIDE

ALLOCATED PARKING SPACE

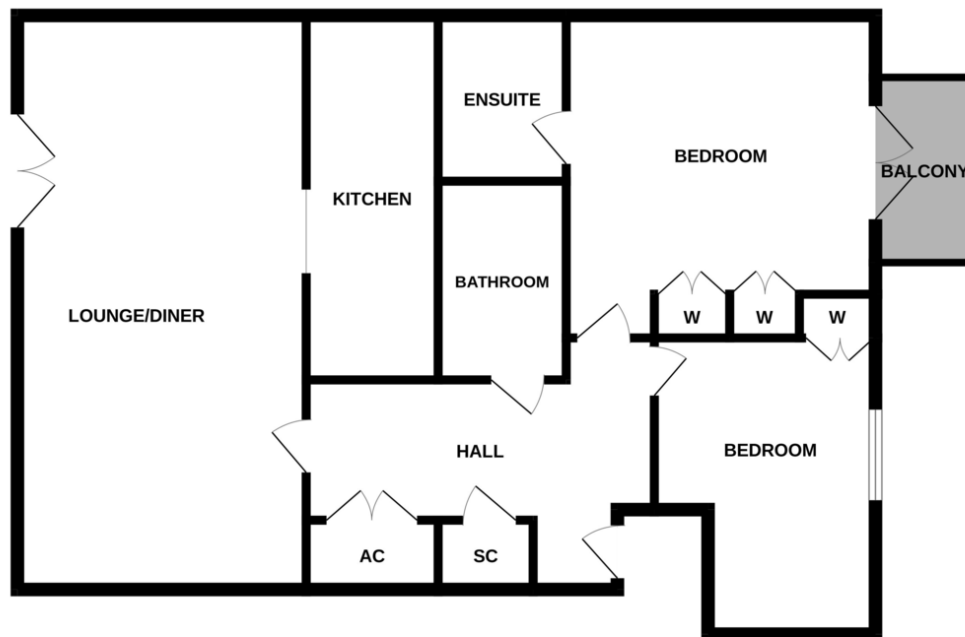
AGENT NOTES

Lease details - 125 years from 12th February 2004

Service Charge - £1,716.67 per annum (2025)

Ground Rent - £100. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.