



**Kennedy  
& Foster**

10 Williams Court  
Biggleswade  
SG18 0BF  
**£210,000**

- FIRST FLOOR CHAIN FREE APARTMENT
- SOUGHT AFTER DEVELOPMENT
- TWO GOOD SIZED BEDROOMS
- SPACIOUS ENTRANCE HALL
- OPEN PLAN LIVING AND KITCHEN
- EN SUITE AND FAMILY BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING



This CHAIN FREE well presented good sized two bedroom first floor apartment is situated in a small close of similar properties. The apartment has the benefit of en suite to master bedroom, open plan living and kitchen area, allocated parking space, electric ceiling heating and communal gardens. A viewing of this gorgeous apartment is highly recommended by us the Sole Agent.

#### **COMMUNAL FRONT DOOR INTO:**

Communal hallway with stairs leading to first floor of only 2 apartments. Front door into:

#### **ENTRANCE HALL**

Intercom telephone, storage / cloaks cupboard with shelving. Airing cupboard with megaflo cylinder, economy 7, shelving. Access to loft space for storage. Doors to:

#### **OPEN PLAN LOUNGE AND KITCHEN**

**LOUNGE AREA:** uPVC double glazed window to rear and side, coving to ceiling.

**KITCHEN AREA:** uPVC double glazed window to front. Inset lighting.

Wall base and drawer units with integrated dishwasher, washing machine, and fridge / freezer. Built in electric oven and hob and extractor hood over. Stainless steel single drainer sink unit with mixer tap.

#### **BEDROOM ONE**

13' 04" x 10' 01" (4.06m x 3.07m) Built-in wardrobe with light, hanging rail, consumer unit, thermostat for heating. Coving. uPVC double glazed window to front. Door to:

#### **ENSUITE**

Shower cubicle with shower over, low level W.C and pedestal basin.

#### **BEDROOM TWO**

11' 00" plus door recess x 8' 06" (3.35m x 2.59m) Coving to ceiling. uPVC double-glazed window to front. Built in wardrobe with hanging rail and shelf.

#### **REFITTED BATHROOM**

Panelled bath with rainwater shower over and hand shower attachment, shower screen, close coupled wall mounted W.C, vanity basin with mixer tap and drawers under. Heated towel rail, lit mirror cabinet, uPVC double glazed frosted window to rear.

## OUTSIDE

### COMMUNAL GARDENS, SHED AND BIN STORE

### ALLOCATED PARKING SPACE C4

### AGENT NOTES

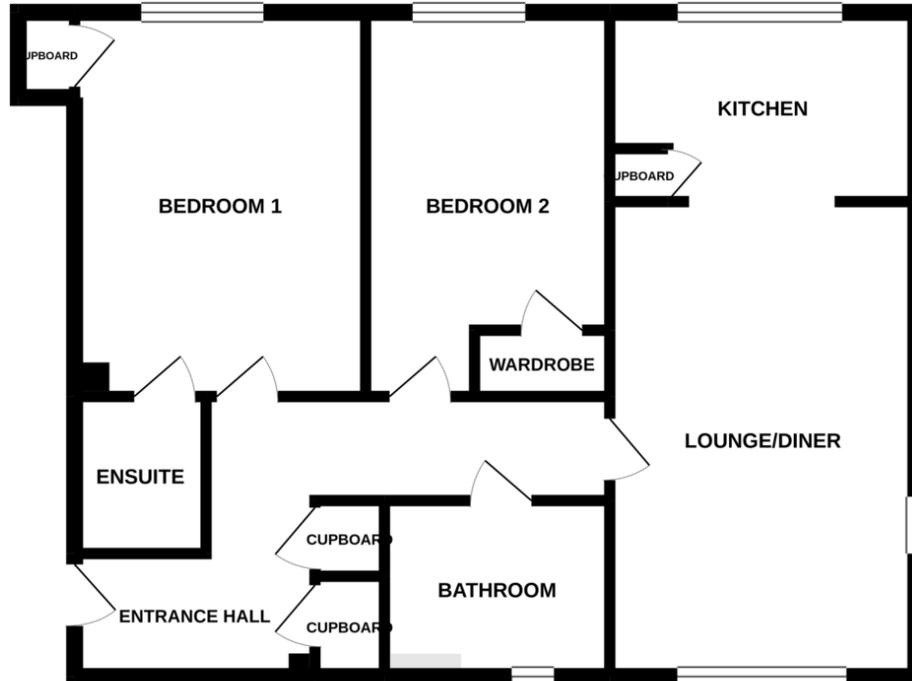
Lease Details - 125 years from 2006

Service Charge Currently £2,246 Per Annum

Ground Rent Currently - £150.00 Per Annum



**GROUND FLOOR**  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) 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 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		81 B
69-80	C		
55-68	D	67 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements