



**Kennedy
& Foster**

53 Honeysuckle Close

Biggleswade

SG18 8ST

£200,000 - £210,000 (Guide Price)

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- RE DECORATED
- NEW FLOORING
- TWO PARKING SPACES
- GREAT LOCATION FOR AMENITIES/GYM/SWIMMING POOL
- COMMUNAL GARDENS
- CHAIN FREE



This top floor purpose built 2 bedroom apartment is being offered chain free and has been re decorated and new flooring. This lovely apartment has the benefit of 2 parking spaces and is conveniently located for local amenities including the A1 retail park, swimming pool and gym and the A1 trunk road. A viewing is recommended contact us to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Vinyl flooring. Loft hatch. Storage cupboard housing consumer unit. Airing cupboard with cylinder and shelving. Telephone intercom system. Electric heater. Door to:

LOUNGE/DINER

12' 05 plus Bay window" x 15' 01" (3.78m x 4.6m) uPVC double glazed bay window. Vinyl flooring. Electric heater. Door to:

KITCHEN

8' 03" x 7' 07" (2.51m x 2.31m) Wall, base and drawer units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Built in oven, hob and extractor over. Space for fridge space for washing machine. uPVC double glazed window. Extractor. Tiled floor.

BEDROOM ONE

13' 08 to built in wardrobes" x 8' 07" (4.17m x 2.62m) Built in wardrobes with hanging rail and shelving. Vinyl flooring. Electric heater. uPVC double glazed window.

BEDROOM TWO

9' 05" x 7' 02" (2.87m x 2.18m) Vinyl flooring. Dimplex heater. uPVC double glazed window.

BATHROOM

Bath with mixer tap and shower over. Wash hand basin. Low level wc. Shaver point. Extractor fan. Vinyl flooring.

OUTSIDE

TWO ALLOCATED PARKING SPACES SIDE BY SIDE

COMMUNAL GARDENS

LEASE DETAILS:

Service Charge (PA) £1,131.28

Ground Rent (PA) £200

Length of Lease: c 118 years.



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		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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.