



**Kennedy
& Foster**

12 Newtown Court

Biggleswade

SG18 0AJ

£140,000

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- BATHROOM
- KITCHEN

- WITHIN WALKING DISTANCE TO TRAIN STATION AND TWO CENTRE
- COMMUNAL GARDENS
- CHAIN FREE
-



This one bedroom first floor flat is being offered chain free and is positioned just off Potton Road and within easy reach of town centre and train station. This lovely property enjoys communal gardens and there is ample on street residence parking. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator. Doors to:

LOUNGE

13' 01" x 9' 5" (3.99m x 2.87m) Double glazed box bay window, radiator. Bi fold door to:

KITCHEN

9' 5" x 5' 0" (2.87m x 1.52m) Wall and base units with work surface over, refitted wall mounted boiler, double glazed window to rear, space for fridge/freezer and washing machine.

BEDROOM

8' 8" x 8' 5" to front of wardrobe (2.64m x 2.57m) Wardrobe with hanging rail, radiator, double glazed window to front.

BATHROOM

Bath with electric shower over, wash hand basin, radiator, WC, frosted double glazed window.

COMMUNAL GARDENS

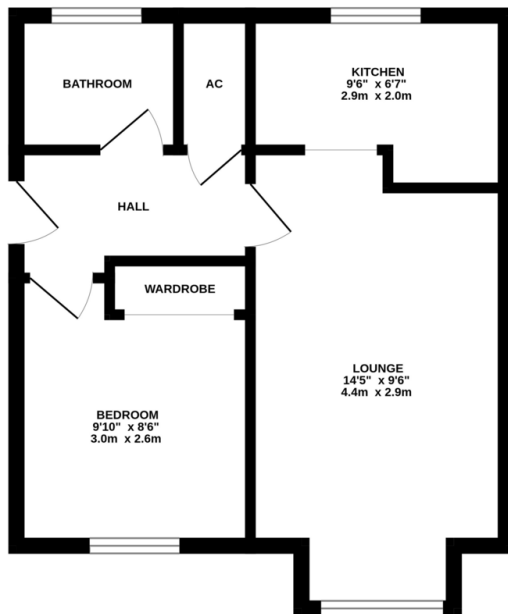
AGENT NOTES

Lease - 125 years from July 1990

Ground Rent & Service Charge £646.60 per annum



FIRST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 361 sq.ft. (33.5 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 A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	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.