





Kennedy & Foster

# 23 Victoria Court

Back Street

SG18 8LG

**£95,000**

- FOR THE OVER 60's
- SECONF FLOOR APARTMENT
- LOUNGE WITH BAY WINDOW
- SEPARATE KITCHEN
- BEDROOM
- SHOWER ROOM
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- CHAIN FREE





This well presented one double bedroom apartment for the over 60's is position within walking distance of the train station and town centre and is being offered chain free. The property has a lovely lounge bay window, separate kitchen and a shower room. Contract Kennedy & Foster the Sole Agents to arrange your viewing

**FRONT DOOR INTO:**

**ENTRANCE HALL**
Intercom system, storage heater, consumer unit, airing cupboard, storage cupboard, coving to ceiling. Doors to:

**LOUNGE/DINER**
14' 11" x 11' 08" (4.55m x 3.56m) Storage heater, coving to ceiling, uPVC double glazed bay window, emergency pull cord.

**KITCHEN**
8' 5" x 7' 1" (2.57m x 2.16m) Wall, base and drawer units with work surface over, space for fridge/freezer and washing machine, stainless steel single drainer sink unit with mixer tap, uPVC double glazed window.

**BEDROOM**
13' 04" to front of wardrobe x 8' 08" (4.06m x 2.64m) Built in triple wardrobe with part mirrored sliding door, coving to ceiling, uPVC double glazed window, storage heater, emergency pull cord.

**SHOWER ROOM**
Double shower with shower over, wash hand basin with cupboard under, emergency pull cord, coving to ceiling, extractor fan.

**COMMUNAL GARDENS**

**RESIDENTS CAR PARK**

**AGENT NOTES**
Lease Details: 125 Years - August 1992
Service Charge: £325.85 Per Month







**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.