



**Kennedy
& Foster**

22 Victoria Court, Back Street

Biggleswade

SG18 8LG

£79,995

- CENTRALLY LOCATED
- WELL PRESENTED
- OVER 60'S APARTMENT
- 2ND FLOOR
- RE-DECORATED
- NEW CARPETS
- LOUNGE AND KITCHEN
- ONE DOUBLE BEDROOM



Centrally located ideal for the town centre with its fine amenities, eateries and train station. This well presented one double bedroom apartment for the over 60's must be viewed. The property is well located on the second floor which can be accessed by stairs or lift and has recently been re decorated with new carpets. Contact Kennedy & Foster the sole agents to arrange your viewing of this chain free property.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling. Electric heater. Consumer unit. Intercom system.

LOUNGE

16' 06" x 11' 06" (5.03m x 3.51m) uPVC double glazed



window to side aspect. Wall mounted storage and electric heaters. Emergency pull cord. Coving to ceiling. Glazed door and side glazed panels leading to:

KITCHEN

11' 00" x 4' 10" (3.35m x 1.47m) Range of wall, base and drawer units with work surfaces over. Stainless steel single drainer sink unit with mixer tap over. Built in electric oven and hob and extractor fan over. uPVC double glazed window to rear aspect. Wall mounted dimplex heater. Space for washing machine and space for fridge / freezer. Tiled splashback.

BEDROOM

12' 06" x 8' 09" (3.81m x 2.67m) Built in wardrobes with mirrored doors. Airing cupboard housing hot water cylinder and shelving. uPVC double glazed window to



rear aspect. Wall mounted electric heater. Coving to ceiling. Emergency pull cord.

BATHROOM

Panelled bath with mixer tap and shower attachment. Low level w.c. Pedestal wash hand basin. Dimplex wall heater. uPVC double glazed frosted window to side aspect. Coving to ceiling. Fully tiled walls. Emergency pull cord. Coving to ceiling.

OUTSIDE

Residents Parking.

AGENTS NOTES

LEASE DETAILS

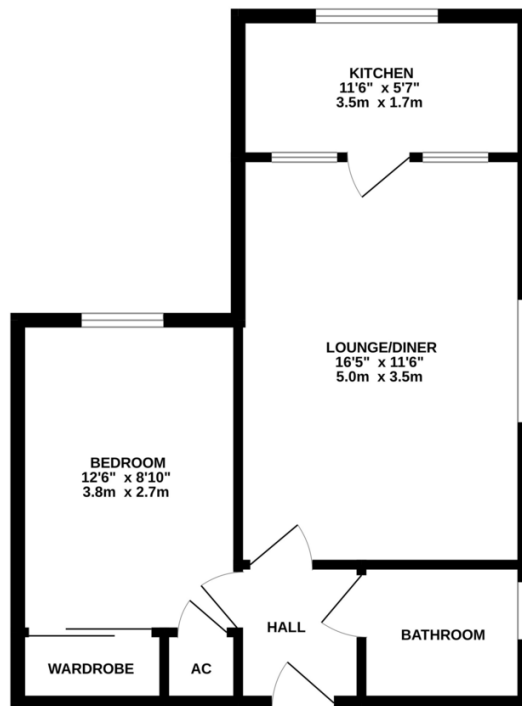
Service Charge £341.01 per month 2024/25

Length of lease 125 years from 1993

Peppercorn ground rent.



SECOND
FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.3 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		

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.