



**Kennedy
& Foster**

12 Victoria Court
Biggleswade
SG18 8LG
£99,950

- CENTRAL LOCATION
- TWO BEDROOM FIRST FLOOR APARTMENT
- FOR OVER 60's
- WELL PRESENTED

- LOUNGE/DINING ROOM
- SHOWER ROOM
- COMMUNAL GARDENS
- CHAIN FREE



Situated on the first floor of this 2 bedroom purpose built apartment for the over 60's and centrally located for town centre and train station. This well presented apartment offers accommodation as follows: Entrance hall, lounge/dining room, kitchen, 2 bedrooms, shower room and communal gardens. A viewing is recommended of this chain free property by K & F the sole agents.

FRONT DOOR INTO:

ENTRANCE HALL

Storage heater, coving to ceiling, telephone intercom, airing cupboard with consumer unit. Doors to:

LOUNGE

16' 07" x 11' 5" (5.05m x 3.48m) uPVC double glazed window, coving to ceiling, emergency pull cord. Door to:

KITCHEN

11' 6" x 4' 10" (3.51m x 1.47m) Wall, base and drawer units with work surface over, stainless steel single drainer sink unit with mixer tap, space for washing machine and fridge/freezer. Built in oven, hob with extractor over, uPVC double glazed window to rear, coving to ceiling, emergency pull cord.

BEDROOM ONE

12' 08" to front of wardrobes x 9' 03" (3.86m x 2.82m) Fitted wardrobes with hanging rail and bi folding mirrored doors, coving to ceiling, electric heater, uPVC double glazed window to rear, emergency pull cord.

BEDROOM TWO

9' 2" x 6' 5" (2.79m x 1.96m) Emergency pull cord, electric heater, uPVC double glazed window to rear, coving to ceiling.

BATHROOM

Bath, double shower cubicle, pedestal basin, low level WC, emergency pull cord, electric wall heater, extractor fan.

COMMUNAL GARDENS

AGENT NOTES

Lease Details - 125 years from August 1992

Service Charge - £325.85 per month

Ground Rent:



COUNCIL TAX BAND

Tax band C

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.