



Hollyhock Way, Biggleswade - SG18 8YQ

Guide Price £270,000



HARVEY
ROBINSON

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 17FT BALCONY
- EN-SUITE TO PRINCIPAL BEDROOM
- SPACIOUS OPEN PLAN LIVING
- INTEGRATED KITCHEN APPLIANCES
- MODERN FAMILY BATHROOM
- IMMACULATE CONDITION THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- POPULAR ORCHARD CHASE DEVELOPMENT

LOCATION AND AMENITIES

Orchard Chase is ideally located on the eastern edge of Biggleswade, offering the perfect balance of modern family living and easy access to everyday conveniences. Residents benefit from excellent transport links, with Biggleswade railway station providing regular services to London King's Cross and the nearby A1 offering swift road connections north and south.

The town itself boasts a wide range of shops, cafés, and restaurants, while the A1 Retail Park features well-known brands such as M&S, Next, and Boots. Families will appreciate the choice of highly regarded schools in the area, including Biggleswade Academy, Stratton School, and specialist education at Shuttleworth College. For leisure and recreation, the Saxon Pool & Leisure Centre, local parks, and the picturesque "Green Wheel" walking and cycling network are all close by. Designed with community in mind, the Orchard Chase development itself includes landscaped green spaces and play areas, creating a welcoming environment for families to grow and thrive.





We are delighted to offer for sale this well-presented second-floor apartment, situated on the popular Orchard Chase development. Built in 2022, the property offers modern, contemporary living in a convenient location, close to a range of local amenities.

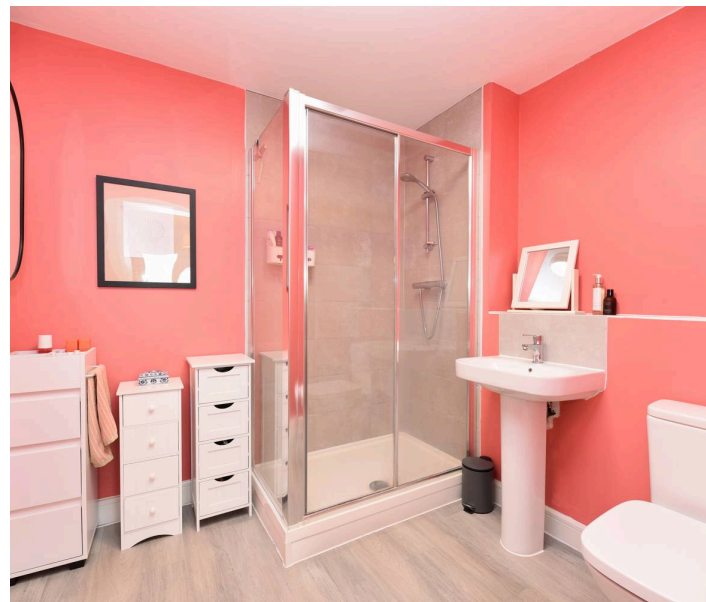
The property features two generously sized bedrooms, with the principal bedroom benefitting from a modern ensuite shower room. In addition, there is a contemporary family bathroom fitted with quality fixtures and a clean, neutral finish.

The open plan living accommodation forms the heart of the home, seamlessly combining the lounge and kitchen area to create a versatile and sociable space, ideal for both entertaining and relaxing. The kitchen is thoughtfully designed with a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, making it both functional and stylish.

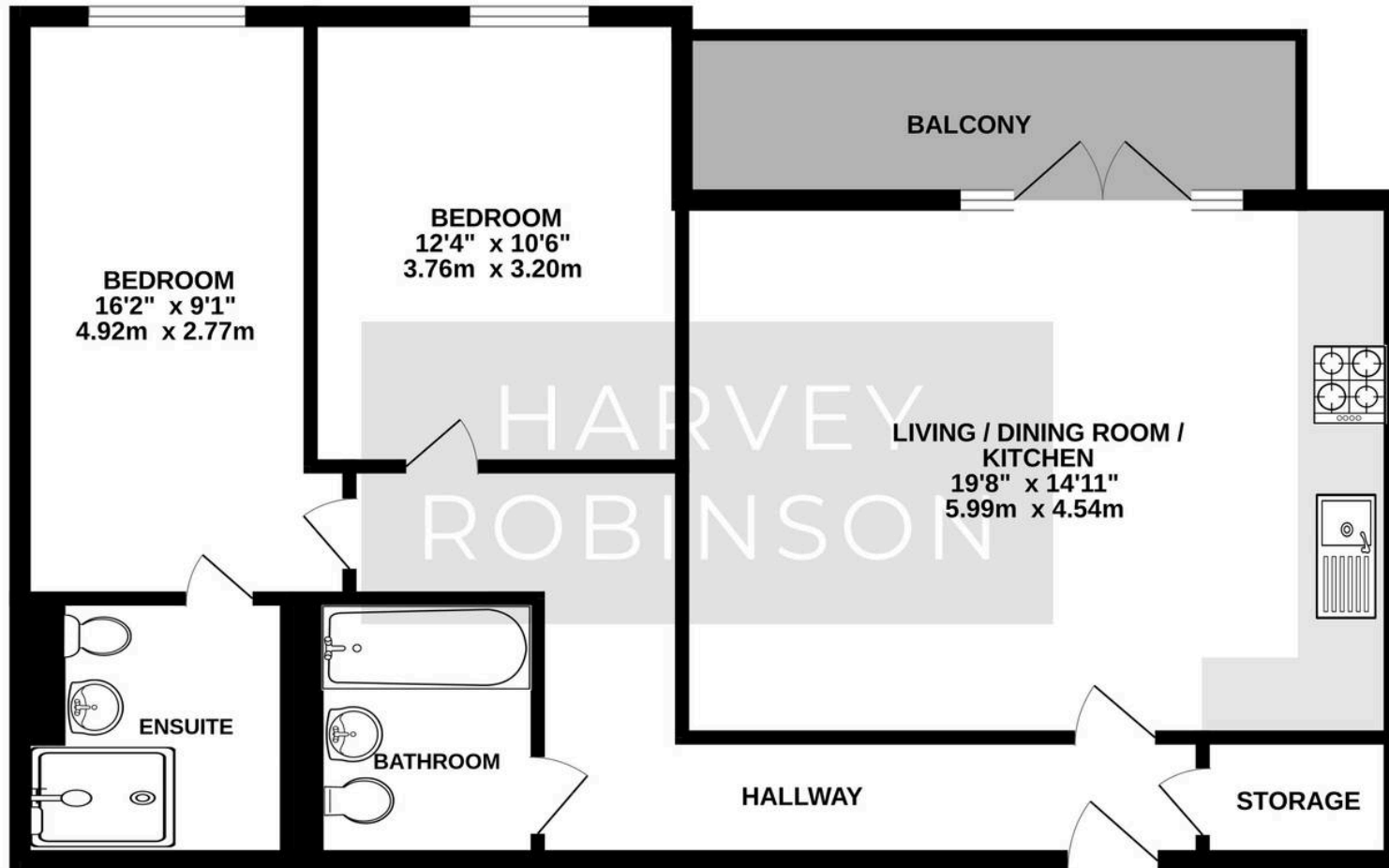
A standout feature of this property is the private balcony, extending over 17t and accessible from the living area. This space is perfect for outside dining space and entertaining adding to the bright and airy feel of the home.

There are two allocated parking spaces as well as plenty of visitor parking surrounding the property, ensuring convenience for residents and guests alike.

Combining modern accommodation, a private outdoor space and convenient parking, this attractive apartment would make an ideal purchase for first-time buyers, professionals or investors alike.



SECOND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

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FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2022

Water Meter: Yes

Boiler installed: 2022

Boiler last serviced: 17/05/2024

Loft: Not Boarded

Ground Rent: £50.00 pa

Maintenance Charge: £1,894.20 pa

Lease Length Remaining: 119 Years

Primary School Catchment: Biggleswade Academy / St Andrews

Secondary School Catchment: Edward Peake / Stratton

What3Words Location: [///skyrocket.slings.connects](https://www.what3words.com/skyrocket.slings.connects)

EPC Rating: B

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 0.8 miles

Biggleswade Railway Station: 1.6 Walking Distance

Cambridge: 19.8 miles

Bedford: 14.2 miles

Milton Keynes: 30.1 miles

London: 45.6 miles

Council Tax band: B

Tenure: Leasehold

