



**Kennedy
& Foster**

43 Cavendish Court
Biggleswade
SG18 8JA
£165,000

- TWO BEDROOMS
- SECOND FLOOR APARTMENT
- DOUBLE GLAZING
- GAS RADIATOR HEATING

- WELL TENDED COMMUNAL GARDEN
- ALLOCATED PARKING
- NO UPWARD CHAIN
- CLOSE TO TOWN AND STATION



Offered for sale with no upward chain, this two bedroom flat is well located for the town centre, amenities and station. The property benefits from double glazing, gas radiator heating, large communal garden, allocated parking and a long lease. Contact Kennedy & Foster to arrange your viewing.

COMMUNAL DOOR INTO:

ENTRANCE HALL

Stairs rising to second floor.

FRONT DOOR INTO:

HALLWAY

Access to loft space, wall mounted entry system. Doors to lounge, bedrooms and bathroom.

LOUNGE

12' 8" x 11' 2" (3.86m x 3.4m) uPVC double glazed to rear aspect, wall mounted radiator, wood laminate floor, coving to ceiling. Doors to:

KITCHEN

9' 3" x 7' 4" (2.82m x 2.24m) uPVC double glazed to rear aspect, wall mounted radiator, wall mounted boiler. Range of fitted eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, space for oven with extractor over, space for washing machine and fridge/freezer.

BEDROOM

9' 0" x 8' 2" to wardrobe (2.74m x 2.49m) uPVC double glazed to front aspect, wall mounted radiator, fitted sliding wardrobes.

BEDROOM

9' 7" x 5' 8" (2.92m x 1.73m) uPVC double glazed to front aspect, wall mounted radiator.

BATHROOM

Close coupled WC, pedestal mounted wash hand basin, panelled bath with shower attachment, tiled splash back, wall mounted radiator.

OUTSIDE

REAR GARDEN

Gated access to large well tended communal gardens, mainly laid to lawn with shrubs, plant and tree borders.

FRONT GARDEN

Allocated parking for one car with visitor spaces available.

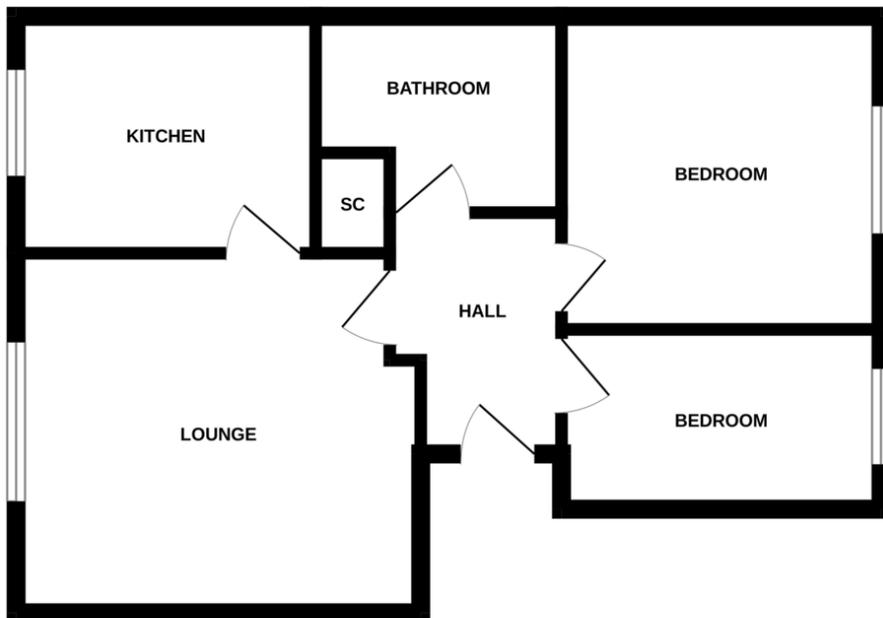
AGENT NOTES

Lease details - 950 years remaining

Service charge - £844 per annum

No Ground Rent.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.