









# 2 Bedroom Apartment £100,000 Leasehold

NEW TO MARKET is this spacious TWO BEDROOM GROUND FLOOR independent retirement apartment CLOSE TO TOWN CENTRE AND STATION! BEAUTIFULLY PRESENTED this apartment comes with its OWN PRIVATE ENTRANCE, COURTYARD GARDEN, SHOWER ROOM and is CHAIN FREE!

- Ground floor apartment
- Chain free
- Courtyard garden
- Town centre location
- Peppercorn ground rent
- Lease length: 93 years
- Private entrance
- Service charge £324.30pcm
- EPC rating C. Council tax band C



## **Ground Floor Entrance Hall:**

Doors leading to bedrooms, bathroom and living room. Two storage cupboards. Radiator.

## Living/Dining Room:

Abt. 16'  $3" \times 11' 4" (4.95 \text{m} \times 3.45 \text{m})$  Radiator. Double glazed window. Door to kitchen and courtyard garden. Carpet flooring.

### Kitchen:

Abt. 11' 4" x 4' 9" (3.45m x 1.45m) Matching wall and base units. Tiled splashback. Low level oven, electric hob and extractor fan. Space for fridge/freezer and washing machine. Double glazed window.

### **Bedroom One:**

Abt. 12' 5" x 9' 1" (3.78m x 2.77m) Double glazed window. Radiator. Built in mirrored wardrobes. Carpet flooring.

## **Bedroom Two:**

Abt. 9' 11" x 6' 5" (3.02m x 1.96m) Double glazed window. Radiator. Carpet flooring.



## **Shower Room:**

Modified wet room with walk-in shower, WC and low level hand wash basin. Floor to ceiling tiles.

## Additional Information About The Area:

Victoria Court is located less than a 5 minute walk from the town centre which offers a wide range of public houses, shops and restaurants. The development also benefits from an on site warden, guest room for friends and family and parking.

The train station is also within walking distance with direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Biggleswade also offers local doctors, dentists, leisure centre, library and a large retail park with high street stores such as Next, Marks & Spencer and Boots.

There is also easy access to major trunk roads such as the A1 and M1.

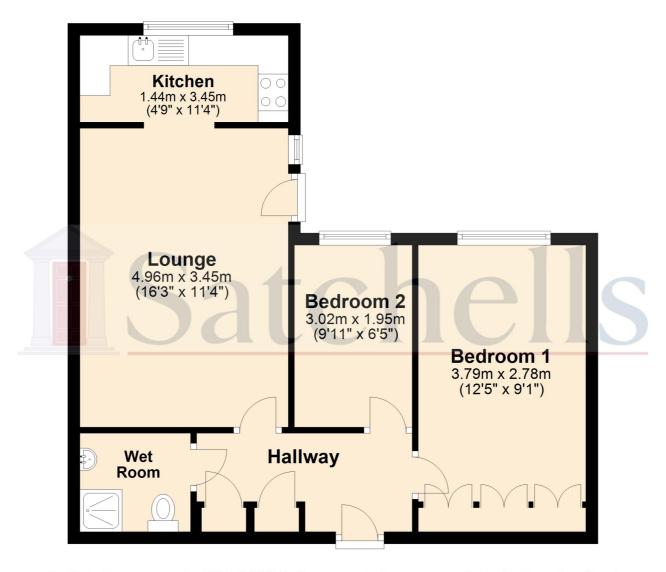
## **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.





## **Ground Floor**



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.

