



# 28, Brigham Gardens

Biggleswade,  
Bedfordshire, SG18 0LW  
Leasehold £230,000

COUNTRY PROPERTIES  
PART OF HUNTERS

**NO CHAIN!! SHARE OF FREEHOLD!!!** Ideal for first time buyers or investors! This very spacious 2 double bedroom 1st floor apartment is situated within a cul-de-sac position in Brigham Gardens in Biggleswade, within walking distance to the train station & town centre. Benefits to include:- top floor apartment, kitchen, 15ft lounge/diner, family bathroom and garage en-bloc.

- NO CHAIN!!
- SHARE OF FREEHOLD!!!
- Ideal for First Time Buyers or Investors!
- Top Floor Apartment
- 2 Double Bedrooms
- Kitchen
- 15ft Lounge/Diner
- Family Bathroom
- Walking distance to the Town Centre & Train Station
- Garage en-bloc

## Ground Floor

### Communal Entrance Hall

Communal hallway with stairs leading to first floor apartment.

### First Floor

#### Entrance Hall

6' 5" x 3' 3" (1.96m x 0.99m)

Door to side aspect, coving to ceiling, built-in storage cupboard.

#### Kitchen

12' 4" x 6' 5" (3.76m x 1.96m)

Fitted with eye & base level units with work surfaces and breakfast bar over, low level sink & drainer unit, space for fridge freezer and washing machine, freestanding electric hob & cooker, uPVC double glazed window to side aspect, radiator, built in pantry.

#### Lounge/Diner

15' 11" x 14' 6" (4.85m x 4.42m)

uPVC double glazed window to front aspect, radiator, coving to ceiling, gas fireplace with tiled hearth.

#### Inner Hallway

6' 3" x 2' 11" (1.91m x 0.89m)

Loft hatch, airing cupboard housing gas fired combi boiler.

#### Bedroom 1

12' 5" x 11' 2" (3.78m x 3.40m)

uPVC double glazed window to front aspect, radiator, coving to ceiling, two built-in double wardrobes.



## Bedroom 2

9' 9" x 8' 5" (2.97m x 2.57m)

uPVC double glazed window to side aspect,  
radiator.

## Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

White three piece suite comprising panelled  
bath with electric shower over and ceramic tiled  
splash-back walls, low level W.C, wash hand  
basin, radiator, uPVC double glazed frosted  
window to side aspect.

## Outside

### Garage

En-bloc, up and over metal door.

### Agents Notes

Lease details:-

999 years from 6 May 2003

25% share of Freehold

£40 per month for Maintenance & Ground Rent

Sub Letting allowed





All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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