



Rose Lane, Biggleswade, Bedfordshire. SG18 0NQ





2 Bedroom Apartment £270,000 Leasehold

Tucked behind Biggleswade town centre, this executive two bedroom penthouse apartment boasts an impressive 26ft open plan living space, gated access with secure parking, built in wardrobes, en-suite shower room and lift. This property needs to be viewed to fully appreciate the space it has to offer!

- Penthouse apartment
- Two double bedrooms
- Gated access and parking
- 26ft open plan living
- En-suite shower room
- Built in wardrobes
- Solar hot water heating
- Lease: 125 Years from 2009
- Ground rent - £300PA - Service charge -£1600PA
- EPC rating C. Council tax band C

Ground Floor

Communal Entrance:

The secure entry door opens into the communal hallway with stairs and lift rising to the third floor landing. Tiled flooring and neutral décor.

Third Floor

Entrance Hallway:

The entrance hallway is fitted with solid oak flooring and has doors to all rooms. Storage cupboard, ideal for coats and shoes and a further storage cupboard housing the immersion heater. Electric heater. Secure entry phone system. Inset spotlights.

Open Plan Living:

Abt. 26' 1" x 25' 3" max (7.95m x 7.70m) The impressive 26ft living space has two dormer windows and a further three velux windows bringing in lots of natural light!

The kitchen is fitted with high gloss cabinets and complimenting granite worksurface and breakfast bar. Integrated appliances to include fridge/freezer, dishwasher and washer/dryer. Built in electric oven, microwave oven, four ring induction hob, sunken sink and drainer and a wine rack.

The living space is grand and offers plenty of space to entertain and also work from home. Fitted with solid oak flooring throughout. Eaves storage. Two electric heaters. Spotlights. Extractor fan.

Bedroom One:

Abt. 15' 3" x 14' 0" (4.65m x 4.27m) A large double bedroom with circular feature window and velux window to front aspect. Built in double wardrobe providing ample storage. Carpeted. Two ceiling lights. Electric heater. Door to:

En-Suite Shower Room:

A modern three piece suite comprising a low level WC, wall hung wash hand basin with floating vanity unit and a double shower with sliding glass door. Fully tiled walls and flooring. Stainless steel heated towel rail. Velux window to front aspect. Extractor fan. Shaver point.

Bedroom Two:

Abt. 13' 0" x 9' 1" (3.96m x 2.77m) A further double bedroom with dormer window to rear aspect. Built in wardrobe with sliding doors. Carpeted. Ceiling light. Electric heater.

Bathroom:

A modern three piece suite comprising a low level WC, wall hung wash hand basin with floating vanity unit and a panelled path with shower and glass shower screen. Fully tiled walls and flooring. Velux window to rear aspect. Shaver point. Extractor fan.

Outside

Communal Garden:

There is a communal garden which is mainly laid to lawn with mature trees and shrubs.

Gated Access and Parking:

Access via the electric security gates where you will find one allocated

parking space situated within the car port beneath the property and access to the bike shed.

The Local Area:

Biggleswade & surrounding:

This property is located only 0.2 miles on foot from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

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

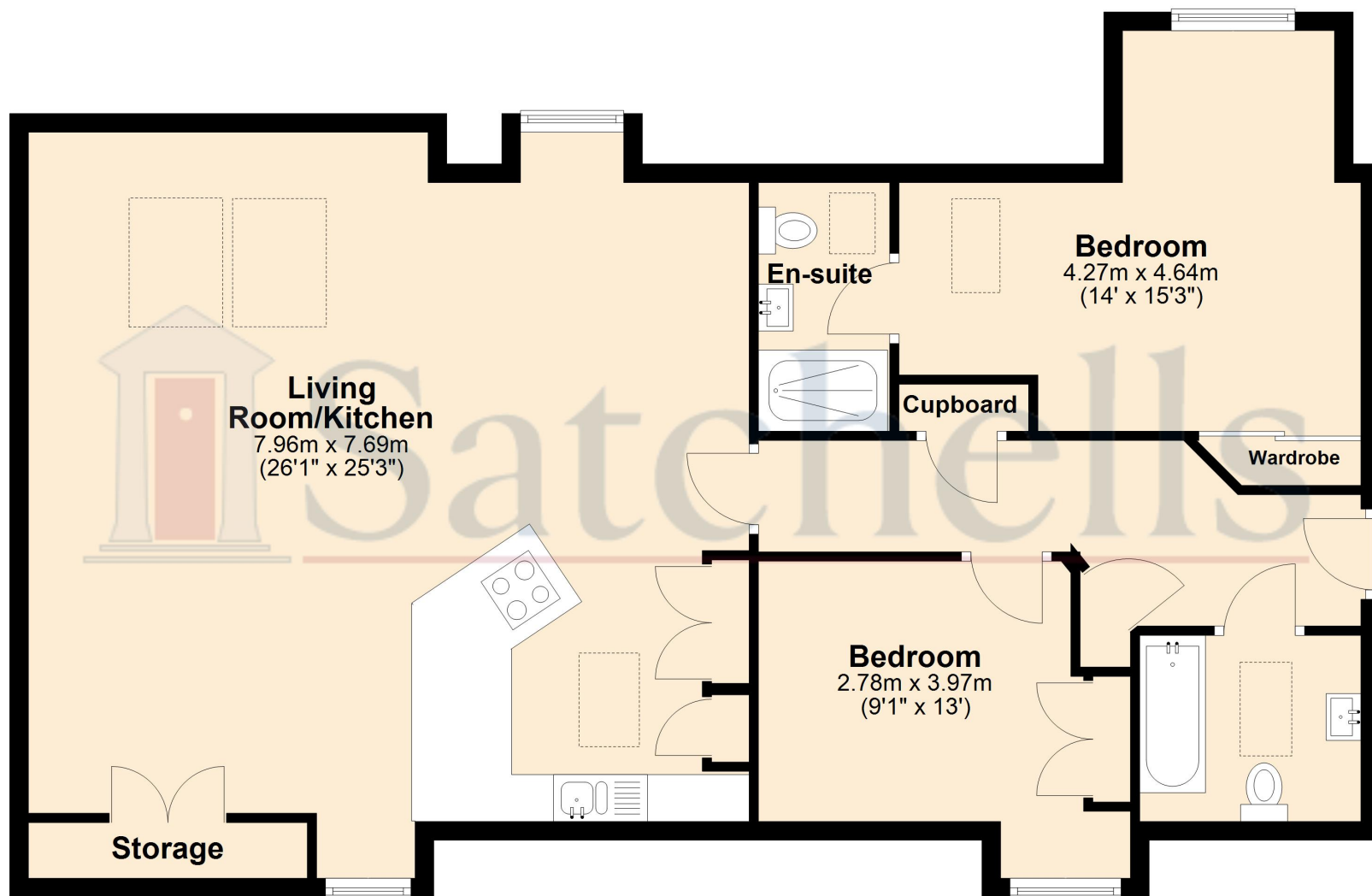




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Third 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.