



Chambers Way, Biggleswade, Bedfordshire. SG18 8ES

Satchells



2 Bedroom Apartment Offers in Excess of £230,000 Leasehold

Looking for your first property or an easy low maintenance investment property? This two-bed apartment with ensuite and allocated parking is offered to the market chain free.

- Chain free
- 6.4% rental yield
- Great for First Time Buyers
- Allocated parking
- Ensuite to main bedroom
- Walking distance to station
- Service charge- £1919.86
- Lease - 105 years remaining
- Ground rent - £390 PA
- EPC rating D. Council tax band B

First Floor:**Entrance Hall:**

Doors to all rooms. Two storage cupboards – one housing the water tank. Carpet flooring. Two ceiling lights.

Living/Dining Room:

A large contemporary style lounge/diner with plenty of space for a large dining table. Two double glazed windows to front aspect. Electric radiator. Carpet flooring. Two ceiling lights.

Kitchen:

A shaker style kitchen with laminate black work surfaces. Stainless steel sink and drainer with mixer tap. Splashback tiles. Single electric oven and four ring electric hob, overhead extractor fan. Space for washing machine, slimline dishwasher, and fridge/freezer. Wood effect vinyl flooring. Ceiling light.

Bedroom One:

A large double bedroom with double glazed window to rear aspect. Carpet flooring. Electric Radiator. Ceiling light. Door to:

Ensuite:

A fully tiled, modern three-piece shower room comprising of a low-level WC, hand wash basin and double shower cubicle. Ceiling Light. Extractor fan.

Bedroom Two:

Double bedroom with double glazed window to front aspect.

Electric radiator. Carpet flooring. Ceiling light.

Additional Information**About The Area:**

This apartment is perfectly located along London Road in Biggleswade. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops and a large park. Biggleswade town centre and mainline train station is also only 1 mile away, approximately 20 minutes on foot using various cut throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St Pancras with a journey time of approx. 40 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required

to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No. Low

Mobile/Phone: Ok

Tenure: Leasehold

Council Tax Band: B

Council tax payable: £1919.86

Length of lease: 105 years remaining

Ground Rent details: £390 PA

Service charge Details: £1210 PA

For further material information please contact the office marketing this property.

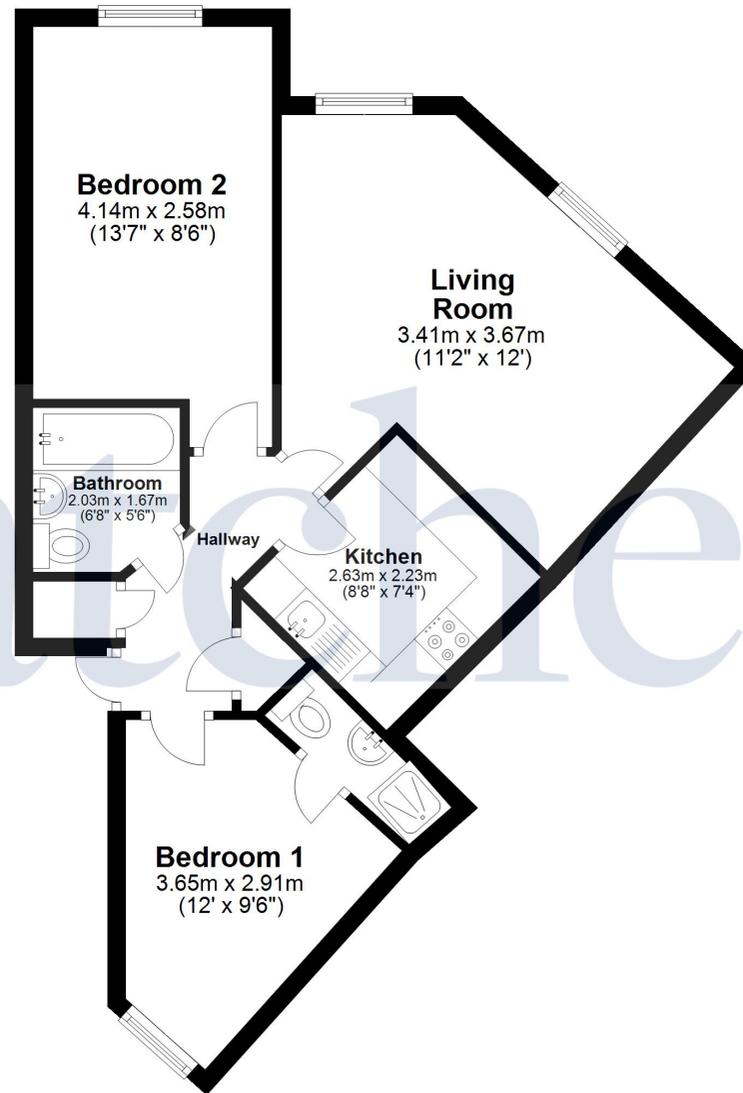




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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First Floor



For illustration 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.