



Back Street, Biggleswade, Bedfordshire. SG18 8JA







## 2 Bedroom Apartment

### £180,000 Leasehold

Ideal Investment! A two bedroom first floor apartment within footsteps of the town centre and train station! 7.3% buy-to-let yield!

- Walking distance to train station
- Great buy-to-let 7.3% yield
- Chain free
- Communal gardens
- Allocated parking space
- Lease: 950 years remaining
- Service charge: £835pa
- EPC Rating- C Council Tax Band- B

**Entrance Hall:**

Stairs rise from communal hallway to first floor. Front door leads to inner hallway door.

**Living Room:**

Bright space with carpet flooring and double glazed window. door leads through to kitchen. TV point. Radiator.

**Kitchen:**

A range of fitted wall and base units. Electric oven and overhead extractor. Stainless steel sink and drainer. Under counter space for fridge/freezer and washing machine. Vinyl flooring. Wall mounted boiler. Double glazed window.

**Bedroom One:**

Double bedroom currently with built in storage. Carpet flooring, Radiator.

**Bedroom Two:**

Large single bedroom or home office with double glazed window, carpet flooring and radiator.

**Bathroom:**

Three piece bathroom with panelled bath, overhead shower, WC and wash hand basin. Storage cupboard. Vinyl flooring.

**About the Area:**

Cavendish 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 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.

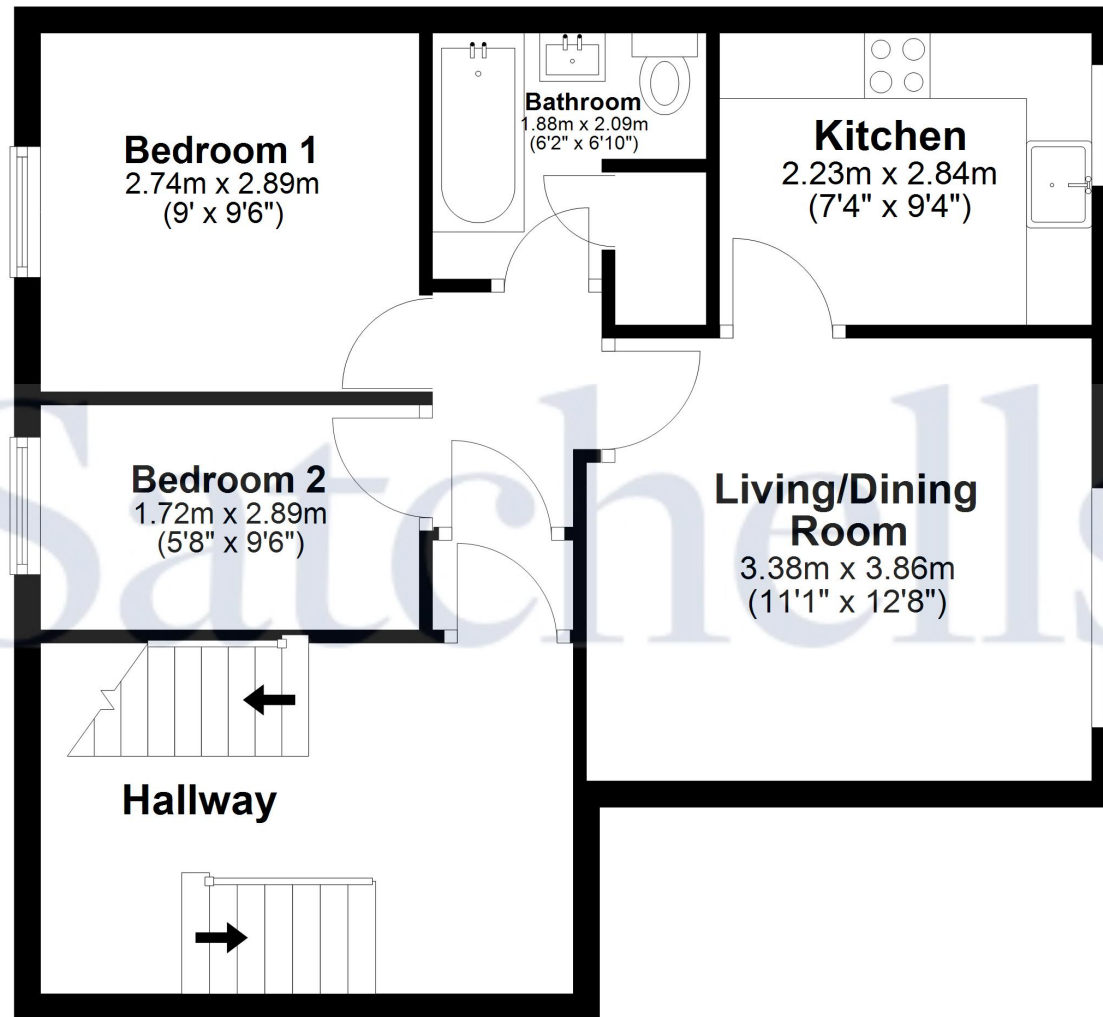
There is also easy access to major trunk roads such as the A1 and M1.



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## First 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.