



The George Court

Station Road, Biggleswade,
Bedfordshire, SG18 8AJ

Share of Freehold £167,500

country
properties

Offered for sale with NO CHAIN, this one-bedroom ground floor apartment has been recently re-decorated. It's situated on the doorstep of Biggleswade main line train station and a short walk away from the town centre. The property boasts double glazing throughout, electric heating and fitted kitchen. Accommodation comprising of entrance hallway, one double bedroom, newly fitted shower room, lounge, kitchen. Externally there is one allocated parking space and communal gardens. An ideal first-time buy or investment purchase.

- Chain Free
- Ground floor apartment
- Double bedroom
- Newly fitted shower room
- Allocated parking
- Communal gardens
- Long lease – 947 years remaining
- Council Tax Band A / EPC rating TBC

Ground Floor

Entrance Hall

Wall mounted electric heater, built in cupboard with hanging rail, door to:

Lounge/Diner

15' 3" x 9' 4" (4.65m x 2.84m)

Window to rear aspect, two wall mounted electric heaters, door to:

Kitchen

11' 7" x 5' 9" (3.53m x 1.75m) Window to rear aspect. A range of white fitted wall and base units which include drawer's and cupboards with free standing fridge freezer, washing machine and electric cooker included, black work surfaces over with inset stainless steel sink with mixer tap over. Airing cupboard with hot water cylinder, ceiling spot's.

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m) Window to front aspect, wall mounted electric heater.



Shower Room

Newly fitted suite comprising of low level WC, vanity wash hand basin with mixer tap over and a double cupboard under. Double shower cubicle with electric Mira shower, extractor fan, bathroom panning to all walls.

Outside

1 allocated parking space, communal gardens.

Agent's Notes

Lease Details

Term - 990 years from 1983 (947 years remaining).

Service Charge for period 01/01/2025-31/12/2025 is £600.00.

Ground Rent - £0.

Biggleswade

Biggleswade Town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars. Easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.



