



Kingsfield Road, Biggleswade, Bedfordshire. SG18 8AT





2 Bedroom Apartment £275,000 Leasehold

Deceptively spacious! A ground floor two double bedroom apartment with modern kitchen and bathrooms, 16ft master bedroom, built-in storage, parking and private South/East facing garden!

- Chain Free!
- 2 Bedroom ground floor apartment
- Private large south east facing garden
- Large lounge diner
- Ensuite
- Ample parking
- Walking distance to amenities
- Lease 125 Years from 2003
- Ground rent £100 pa service charge £1750pa
- EPC rating C. Council tax band B

Ground Floor

Hallway:

Entry via communal hallway. Doors lead to all rooms. Access to storage cupboards. Laminate flooring. Radiator.

Living Room/Dining Room:

Abt. 15' 9" x 19' 6" (4.80m x 5.94m) Two double glazed windows to front aspect. Laminate flooring. Two radiators. Opening to kitchen.

Kitchen:

Abt. 12' 4" x 5' 10" (3.76m x 1.78m) Modern kitchen fitted with matching eye and base level units with laminate worktop. Range style cooker with 5 ring gas hob and an electric oven with stainless steel extractor over. Integrated fridge/freezer. Stainless steel sink with drainer. Integrated washing machine and dishwasher. Ceramic tiled splash back wall areas. Radiator. Laminate flooring.

Bedroom One:

Abt. 16' 3" x 13' 1" (4.95m x 3.99m) A large 16ft room with two built-in double wardrobes. Radiator. Double glazed window overlooking the garden. Door to ensuite. Laminate flooring.

Ensuite:

Modern white three-piece suite comprising of shower with ceramic tiled splash back walls, low level WC and wash hand basin. Tiled splash back areas. Wood flooring. Chrome upright heated towel rail. Extractor fan.

Bedroom Two:

Abt. 12' 7" x 8' 11" (3.84m x 2.72m) French doors leading to rear private garden. Radiator. Built-in double wardrobe. Laminate flooring.

Family Bathroom:

Modern white three-piece suite comprising of panelled bath with overhead shower. Ceramic tiled splash back areas. Low level WC and wash hand basin. Chrome upright heated towel rail. Extractor fan. Wood flooring.

Outside

Rear Garden:

South-east facing private garden mainly laid to lawn with a patio area for outdoor dining and entertaining. Gate access to walkway leading to the car park.

Additional Information

About the area:

Located within footsteps of the 'Saxon Centre' you will find an array of shops including a pharmacy, gift shop and Co-op local with the Saxon Leisure Centre and play park being only a short walk away.

Biggleswade town centre and mainline train station are 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 the quickest journey time being only 23 minutes.

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

For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill 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 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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

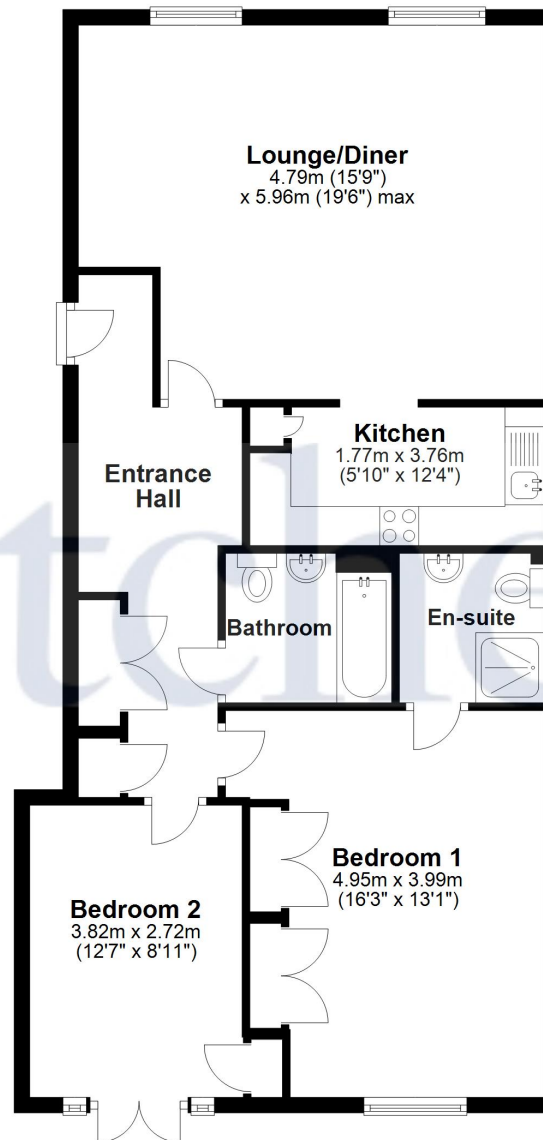




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



Ground 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.