



# Claremont Court

Apartment 3, Rose Lane, Biggleswade,  
Bedfordshire, SG18 0JZ

Leasehold **£295,000**

country  
properties

Country Properties are delighted to offer to the market a beautifully presented, particularly characterful and spacious, three-bedroom self-contained apartment. Set over two floors and forming part of an old school conversion, the property is located in central Biggleswade. Formerly St Andrews Junior School, Claremont Court is a Grade 2 listed gated residential development of 33 flats, apartments and houses offering communal gardens and allocated parking. The property has its own entrance/front door and the characterful features include high ceilings, original large school windows, exposed beams and timber flooring. Located in the very centre of Biggleswade, all town centre amenities, rail station and other transport links are on the doorstep. Fastest journey time to London is 36 minutes.

- Three Bedroom Old School Conversion
- No onward chain
- Grade 2 Listed
- Wonderful Character Features
- Allocated Parking with Visitor Spots
- Particularly Central Location
- Beautifully Presented Throughout
- Council Tax Band C & EPC exempt

## Ground Floor

### Entrance Hall

Radiator. Under stairs cupboard.  
Stairs to first floor.

### Lounge Diner

18' 1" x 16' 7" (5.51m x 5.05m)  
Triple aspect room. Single glazed windows to front, side and rear aspects. Two radiators. Solid wood flooring.

### Kitchen

9' 5" x 9' 8" (2.87m x 2.95m)  
Window to side aspect. Range of base level and wall mounted units with work surface over and inset sink with drainer. Integral oven and grill with gas hob over and extractor hood. Fridge/freezer. Dishwasher. Washing machine.



## Half Landing

With arched feature window.

## First Floor

## Landing

Doors to all rooms.

## Bedroom One

18' 1" x 7' 4" (5.51m x 2.24m)

Radiator. Velux Window to rear aspect. Built in wardrobe. Loft hatch.

## Bedroom Two

10' 6" x 6' 6" (3.20m x 1.98m)

Radiator. Velux window to rear aspect. Built in wardrobe.

## Bedroom Three

7' 7" x 7' 4" (2.31m x 2.24m)

Radiator. Velux window to front aspect.

## Bathroom

Radiator. WC. Wash hand basin. Bath with shower attachment over.

## External

Secure gated entrance to complex leading to allocated parking space and visitors spot to front of property. Communal gardens to front and rear.

## Agent's Notes

## Lease Details

Term: 125 Years from 29th September 2003 - 104 Years remaining.

Service/Maintenance Charge: £2,054 (year 2025).

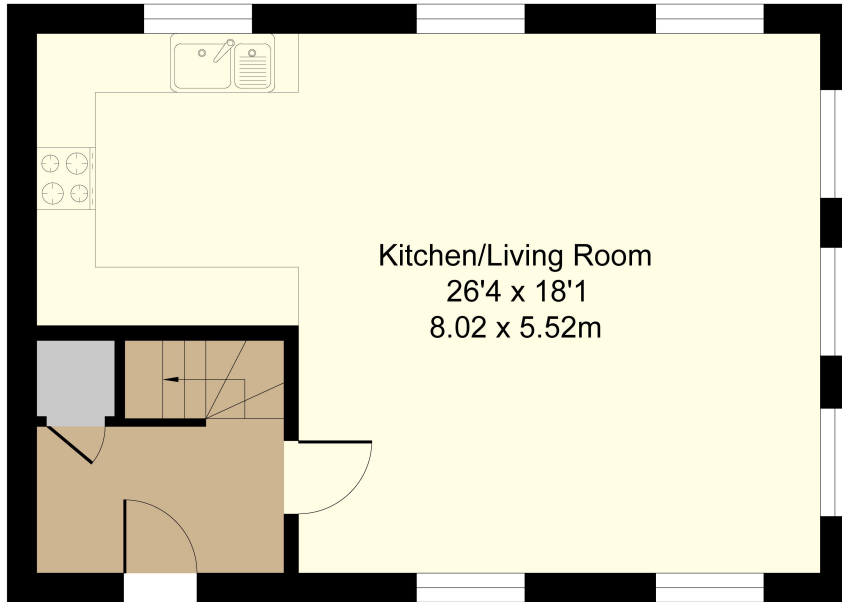
Ground Rent: £130.00 per annum payable in 2 instalments of £65.00 on 1st January and 1st July.



# 3 Claremont Court, Biggleswade

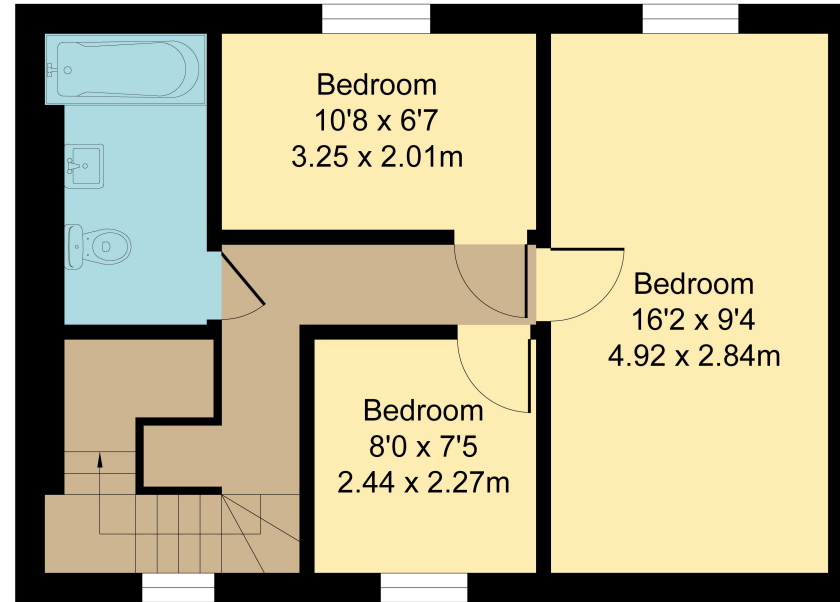
## Ground Floor

Area: 44.2 m<sup>2</sup> ... 477 ft<sup>2</sup>



## First Floor

Area: 44.2 m<sup>2</sup> ... 477 ft<sup>2</sup>



Total Area: 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	76
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties