Victoria Court

Flat 18, Back Street, Biggleswade, Bedfordshire, SG18 8LG
Leasehold £159,500

COUNTRY PROPERTIES
PART OF HUNTERS

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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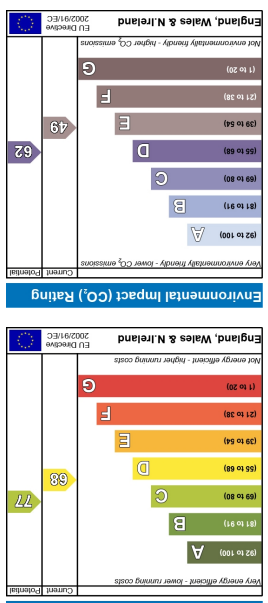

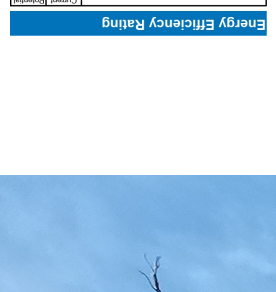

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

This 2 Bedroom 2nd Floor Retirement Apartment for the over 60's is located just off of Biggleswade Town Centre and is being offered CHAIN FREE. The property offers:- Entrance hall, 19ft lounge, kitchen, 2 bedrooms, bathroom and resident parking. The block is part warden controlled.

- CHAIN FREE
- RETIREMENT APARTMENT
- 2nd FLOOR
- OVER 60's ONLY
- 2 BEDROOMS
- 19ft LOUNGE
- KITCHEN
- BATHROOM
- RESIDENT PARKING
- TOWN CENTRE LOCATION

Second Floor

Entrance Hall

Door to front. Storage heater. Access to loft space. Airing cupboard and built-in storage cupboard. Doors to:-

Lounge

19' 5" x 11' 5" (5.92m x 3.48m)
Dual aspect room. Upvc double glazed window. Storage heater. Door to rear leading to:-

Kitchen

11' 6" x 4' 10" (3.51m x 1.47m)
Range of eye and base level units with work surfaces over. Sink and drainer unit with mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Built-in oven and hob with extractor hood over. Tiled splash back areas. Vinyl effect flooring. Upvc double glazed window.

Bathroom

Panelled bath with shower over and curtain rail. WC. Pedestal mounted sink. Tiled splash backs. Coving to ceiling. Upvc double glazed frosted window.

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)
Storage heater. Fitted wardrobes. Coving to ceiling. Upvc double glazed window.

Bedroom Two

9' 5" x 6' 6" (2.87m x 1.98m)
Storage heater. Coving to ceiling. Upvc double glazed window.

Outside

Resident Parking

Lease Details

125 years lease from 1991.
Service Charge & Ground Rent:- £270.34 pcm.