



14 Trinity Close Shortmead Street, Biggleswade, Bedfordshire. SG18 0AH

Satchells



2 Bedroom Apartment Offers in Excess of £190,000 Leasehold

An ideal opportunity for first-time buyers, investors, and commuters, this attractively presented two-bedroom second floor apartment is located in the centre of Biggleswade, offering convenient access to local amenities and excellent rail links.

- Chain free
- Allocated parking
- Two bedrooms
- Walking distance to train station
- Walking distance to town centre
- Shaker style kitchen
- Maintenance charge £495PA / Ground rent N/A
- Lease: 951 years remaining
- EPC rating C. Council tax band B

Second Floor

Entrance Hallway:

Welcoming hallway giving access to rooms, storage cupboard and an airing cupboard. Carpet flooring. Ceiling light. Electric heater.

Lounge/Dining Area:

Abt. 15' 3" x 9' 6" (4.65m x 2.90m) A spacious light and airy room with dual double glazed window to the side and rear aspect. Carpet flooring and ceiling light. TV point. Electric storage heater. Leading into the:

Kitchen:

Abt. 9' 5" x 7' 3" (2.87m x 2.21m) The well-appointed kitchen boasts a contemporary range of wall and base units with laminate work surfaces. Integrated electric hob and oven with extractor hood, free standing fridge/freezer and washing machine. Attractive tiled flooring and splashbacks that add the finishing touch to this functional space. Window to front aspect.

Bedroom One:

Abt. 10' 3" x 9' 1" (3.12m x 2.77m) A generous double bedroom with double glazed windows to the front aspect. A mirrored built in wardrobe providing excellent storage. Carpet flooring. Electric heater. Ceiling light.

Bedroom Two:

Abt. 10' 0" x 6' 5" (3.05m x 1.96m) The second bedroom is a versatile space, equally well-suited for use as a guest room or a dedicated home office. Carpet flooring. Double glazed window to the rear aspect. Ceiling light. Electric heater.

Bathroom:

The bathroom comprises of a three-piece suite featuring a panelled bath

with electric overhead shower, wash hand basin and WC. Tiles to splash back areas, inset spotlights, and a heated towel rail combine to create a clean finish. Frosted window to rear aspect.

Outside

Communal Grounds:

Externally the property has an allocated parking space for one car, within well maintained grounds. Within walking distance to the town centre and the train station making it a perfect property for first time buyers and commuters.

Additional Information

About the Area:

This property is located within Biggleswade Town Centre. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a short walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

Agents Note:

Draft particulars yet to be approved by the 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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains Supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: OK

Tenure: Leasehold

Council tax band: Band B

Council tax payable: £1,919.86

Length of lease: 951 years remaining

Ground Rent: N/A

Service charge: £495 per annum

For further material information please contact the office marketing this property.

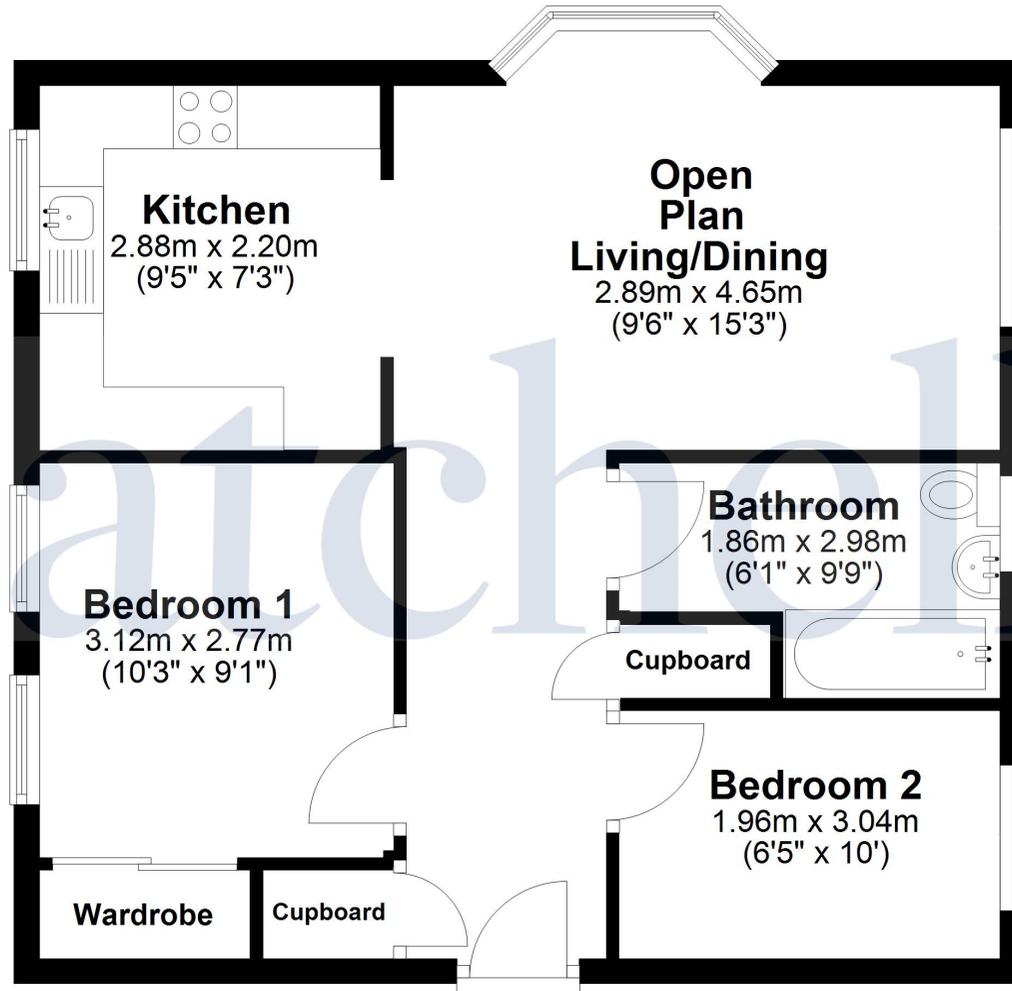




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

Satchells

Second Floor



For illustration 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.