



Back Street, Biggleswade, Bedfordshire. SG18 8LG







## 2 Bedroom Apartment £85,000 Leasehold

This spacious Two bedroom ground floor over 60's retirement apartment is close to the town centre and train station! Beautifully presented, this apartment comes with its own private entrance, communal garden, shower room and is CHAIN FREE!

- Chain free
- Ground floor apartment
- Two bedrooms
- Communal garden
- Town centre location
- Peppercorn ground rent
- Lease length: 93 years
- Private entrance
- Service charge £324.30pcm
- EPC rating C. Council tax band C

**Ground Floor**  
**Entrance Hall:**

Doors leading to bedrooms, bathroom and living room. Two storage cupboards. Radiator.

**Living/Dining Room:**

Abt. 16' 3" x 11' 4" (4.95m x 3.45m) Radiator. Double glazed window. Door to kitchen and courtyard garden. Carpet flooring.

**Kitchen:**

Abt. 11' 4" x 4' 9" (3.45m x 1.45m) Matching wall and base units. Tiled splashback. Low level oven, electric hob and extractor fan. Space for fridge/freezer and washing machine. Double glazed window.

**Bedroom One:**

Abt. 12' 5" x 9' 1" (3.78m x 2.77m) Double glazed window. Radiator. Built in mirrored wardrobes. Carpet flooring.

**Bedroom Two:**

Abt. 9' 11" x 6' 5" (3.02m x 1.96m) Double glazed window. Radiator. Carpet flooring.

**Shower Room:**

Modified wet room with walk-in shower, WC and low level hand wash basin. Floor to

ceiling tiles.

**Additional Information**  
**About The Area:**

Victoria Court is located less than a 5 minute walk from the town centre which offers a wide range of public houses, shops and restaurants. The development also benefits from an on site warden, guest room for friends and family and parking.

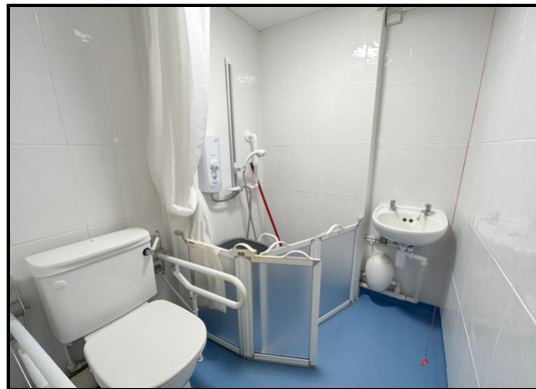
The train station is also within walking distance with direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Biggleswade also offers local doctors, dentists, leisure centre, library and a large retail park with high street stores such as Next, Marks & Spencer and Boots.

There is also easy access to major trunk roads such as the A1 and M1.

**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.



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.