



Kingsfield Road, Biggleswade, Bedfordshire. SG18 8AT

Satchells



## 2 Bedroom Apartment

### Guide Price £275,000 Leasehold

Spacious two-bed ground floor apartment on sought-after Saxon Gate estate, featuring a large living/dining area, private south-east garden, ample parking, and easy access to local amenities.

- Chain free
- Two bedroom ground floor apartment
- Private garden
- Ensuite
- Ample parking
- Walking distance to local gym
- Lease - 125 years from 2003
- Ground rent £100pa
- Service charge - £1902pa
- 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/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. Free standing dishwasher. Undercounter space for washing machine. 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. Carpet 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. Tiled flooring. Chrome upright heated towel rail. Extractor fan.

**Bedroom Two:**

Abt. 12' 7" x 8' 11" (3.84m x 2.72m) Double bedroom with glazed door leading to rear private garden. Cupboard housing boiler. Radiator. Built-in double wardrobe. Carpet flooring.

**Bathroom:**

Modern white three-piece suite comprising of panelled bath with hand held

shower attachment. Ceramic tiled splash back areas. Low level WC and wash hand basin. Chrome Extractor fan. Tiled flooring.

**Outside****Garden:**

South-east facing private garden mainly laid to lawn with wooden sleepers and patio area for outdoor dining and entertaining. Outside tap. Storage shed. Gated access to walkway leading to the car park.

**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 a journey time of approx. 30 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.

**Additional Information****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 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/landlord/tenant 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/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: Ok - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: B

Council tax payable: £1919.86

Length of lease: 125 years from 2003

Ground Rent details: £100pa

Service charge Details: £1902pa

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

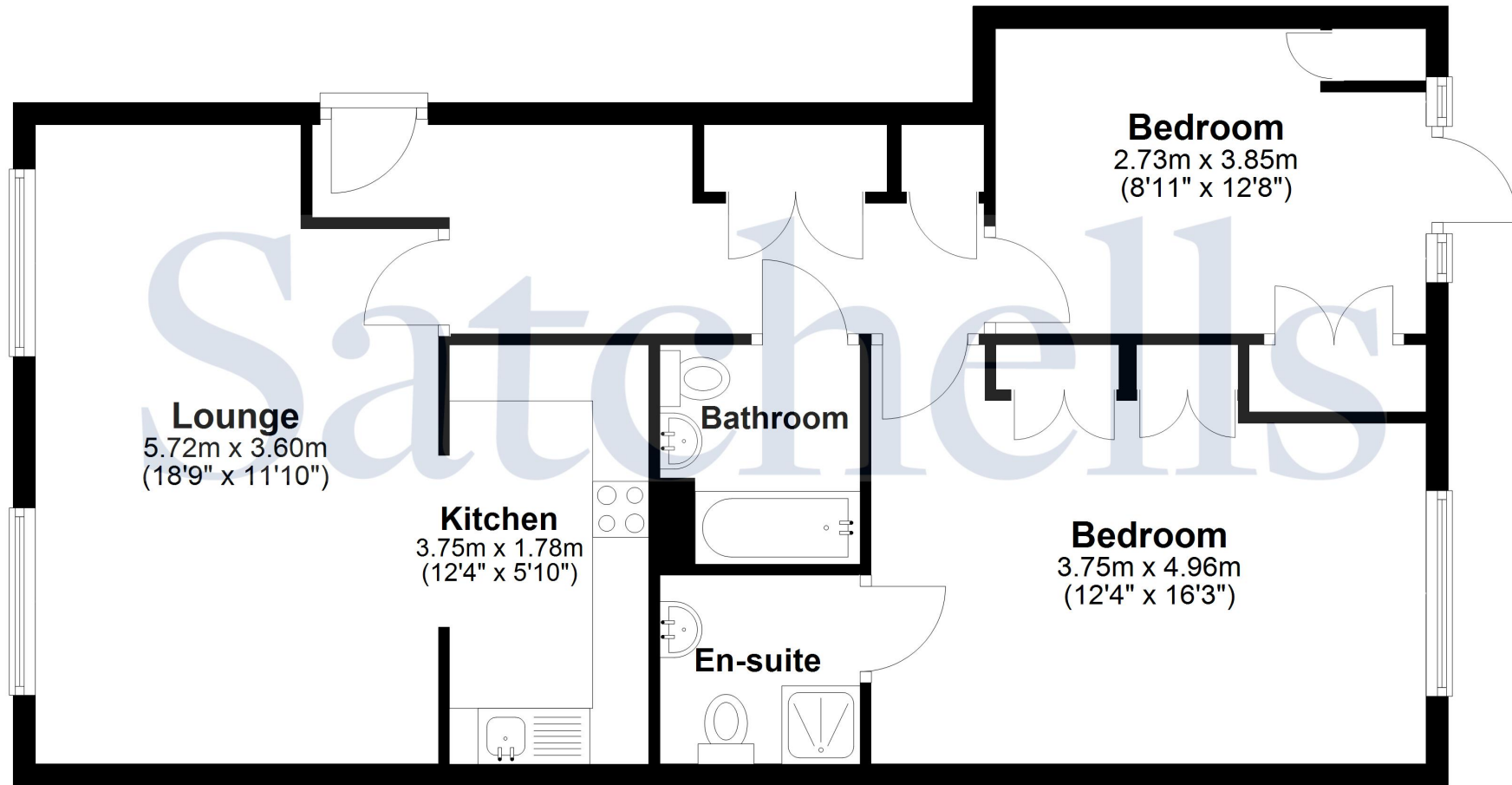




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property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

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## Ground Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.