



Chambers Way, Biggleswade, Bedfordshire. SG18 8ES





2 Bedroom Apartment £225,000 Leasehold

This two double bedroom apartment is the perfect first time buy! Beautifully modernised throughout with allocated parking for two cars and is ideally located for commuters!

- First floor Apartment
- Two large double bedrooms
- Two allocated parking spaces
- Beautifully modernised throughout
- Re-fitted en-suite shower room
- Brand new bathroom suite
- Ideal first home
- Lease – 125 years from 2006
- Ground rent £390pa Service charge £1200pa
- EPC rating C. Council tax band B

Ground Floor:**Communal Entrance:**

Secure entry door opens into the communal hallway with stairs rising to only two apartments. Door into:

First Floor:**Entrance Hallway:**

Doors to all rooms. Two storage cupboards – one housing the water tank. Wood effect flooring. Two ceiling lights.

Kitchen:

Abt. 8' 8" x 7' 4" (2.64m x 2.24m) A modern shaker style kitchen with laminate black work surfaces. Stainless steel sink and drainer with mixer tap. Splashback tiles. Single electric oven and four ring electric hob. Space for washing machine, slimline dishwasher, and fridge/freezer. Wood effect flooring. Ceiling light.

Living/Dining Room :

Abt. 11' 2" x 12' 0" (3.40m x 3.66m) A Large contemporary style lounge/diner with plenty of space for a large dining table. Two double glazed windows to front aspect. Electric radiator. Wood effect flooring. Two ceiling lights.

Bedroom One:

Abt. 12' 2" x 9' 6" (3.71m x 2.90m) A Large double bedroom with double glazed window to rear aspect. Carpet flooring. Electric Radiator. Ceiling light. Door to:

Ensuite:

Abt. 4' 10" x 8' 7" (1.47m x 2.62m) A fully tiled, modern three-piece shower room which has been newly re-fitted by the current owners. Comprising of a low-level WC, wash hand basin with floating vanity unit and double shower cubicle. Ceiling Light. Extractor fan. Illuminated mirror.

Bedroom Two:

Abt. 13' 7" x 8' 6" (4.14m x 2.59m) Double bedroom with double glazed window to front aspect. Electric radiator. Carpet flooring. Ceiling light.

Family Bathroom:

Abt. 6' 8" x 5' 6" (2.03m x 1.68m) A brand new, fully tiled, modern three-piece suite comprising a panelled bath with overhead shower, low level WC and wash hand basin with floating vanity unit. Ceiling light. Extractor fan.

Communal Grounds:

Two allocated parking spaces and multiple visitor bays are located to the rear of the property.

The Local Area:

Biggleswade & surrounding:

This beautiful apartment is perfectly located along London Road in Biggleswade. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops and a large park. Biggleswade town centre and mainline train station is 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. 40 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

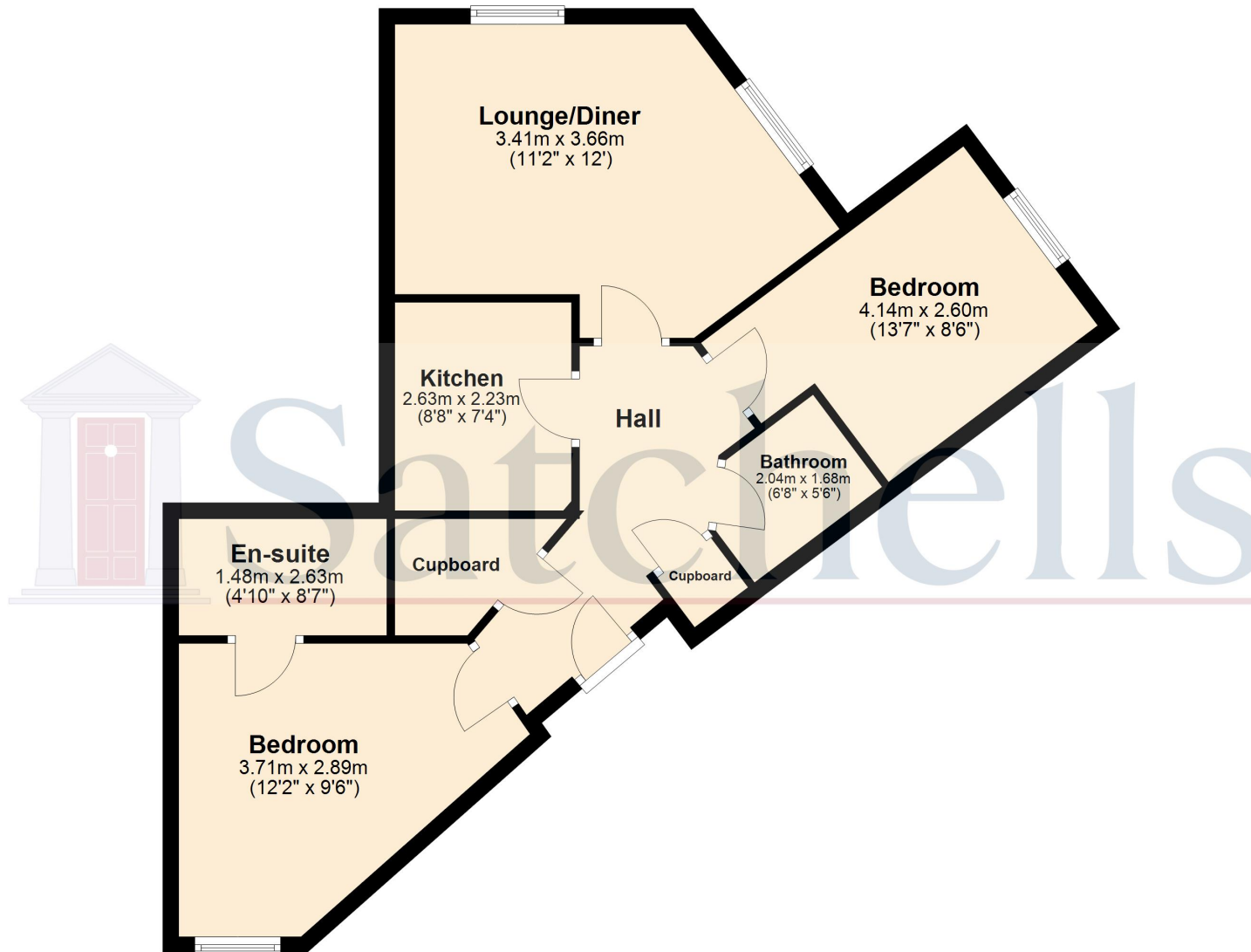




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First Floor



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.