



# Kingsfield Road

Biggleswade,  
Bedfordshire, SG18 8AT  
Leasehold - OIEO £275,000

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Located in the heart of the highly sought-after Saxon development in Biggleswade, this exceptionally spacious first-floor two-bedroom apartment offers over 800 sqft of well-designed accommodation, just a short walk from the Saxon Pool and Leisure Centre and a convenient parade of local amenities.

The property is accessed via a secure communal entrance with intercom system and stairs rising to the first floor. Once inside, the apartment is arranged around a central hallway which provides access to two generous storage cupboards, along with a ceiling hatch leading to a substantial loft space which is partially boarded, and spanning the full footprint of the property. To the front of the apartment, the impressive 24ft open-plan living space is flooded with natural light, featuring vaulted ceilings, multiple skylights, and a Juliet balcony that together create a bright and inviting environment ideal for both relaxing and entertaining. The adjoining fitted kitchen is well equipped with integrated appliances and a range-style oven with five-burner gas hob, offering a practical and sociable layout. To the rear of the property are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The 17ft main bedroom enjoys the added luxury of a private balcony and an ensuite shower room, while the second bedroom is served by a modern three-piece bathroom located just across the hallway.

Externally, the property benefits from 1 allocated parking space, along with ample visitor parking available nearby within Kingsfield Road. Combining generous proportions, excellent natural light, and a highly desirable location close to leisure facilities and local amenities, this impressive apartment offers comfortable and versatile living and is ideally suited to a range of buyers.

#### Agent's Notes

Lease - 102 yrs remaining

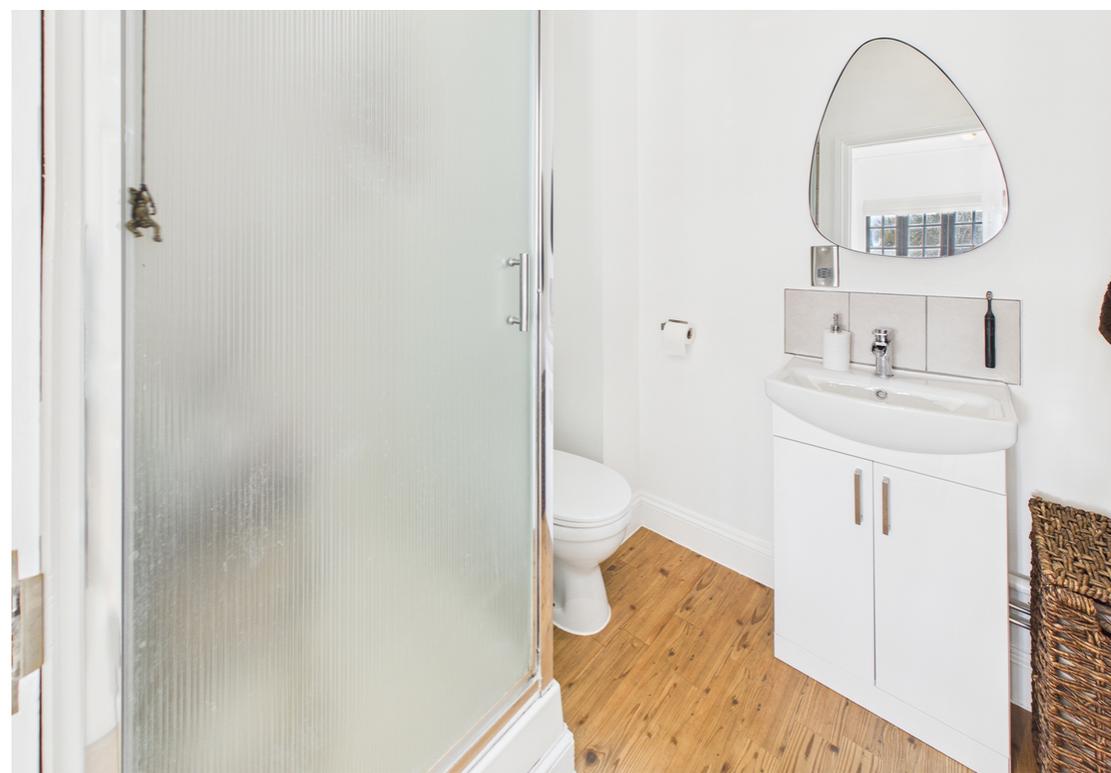
Ground Rent - £100 PA

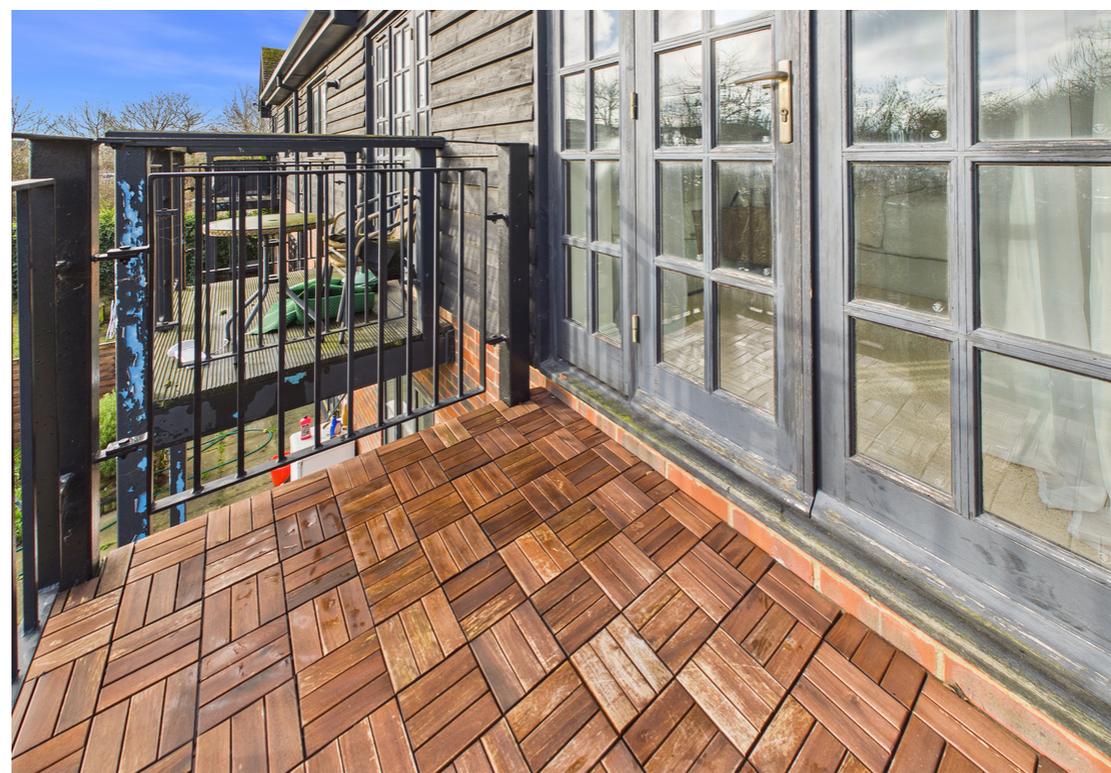
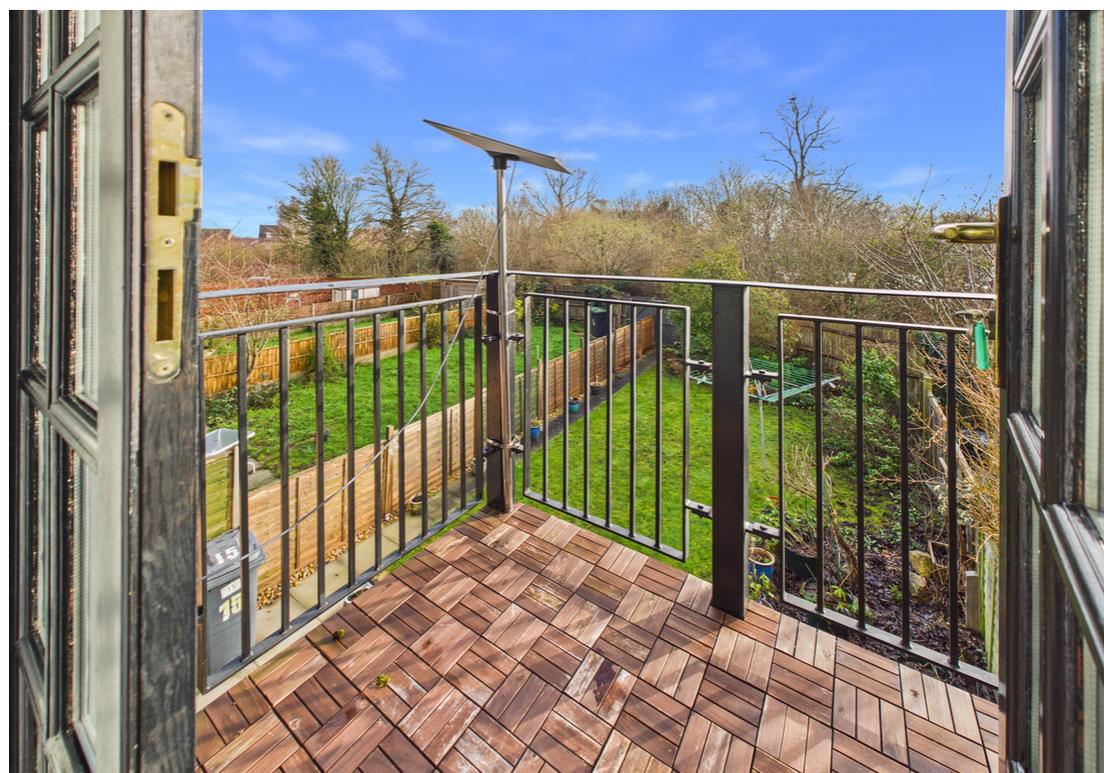
Ground Rent Review Period - Every 25yrs from 1st January 2003

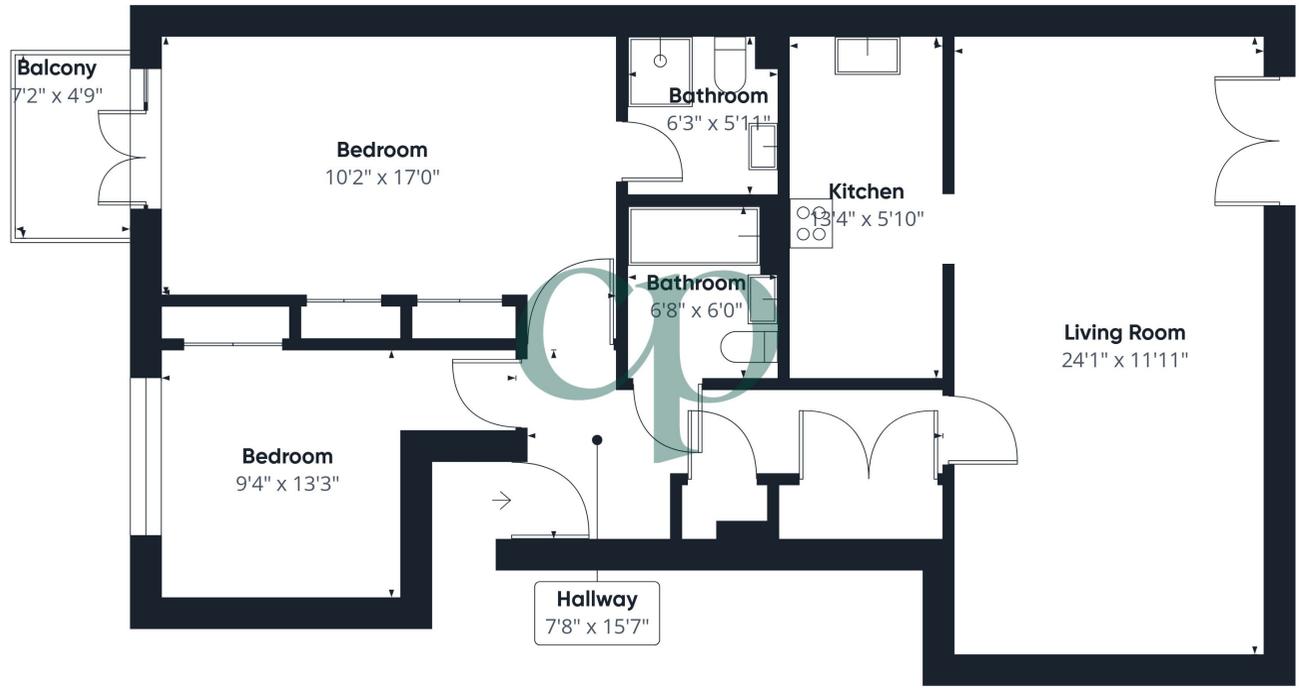
Service Charge - £1748.91 PA

- EPC C / Council Tax Band B
- Modern Apartment
- Two Bedrooms - Ensuite to the Master
- Close To Local Amenities & Shops
- Juliet balconies to lounge
- Balcony to master









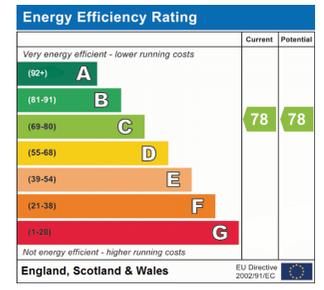
**Approximate total area**  
837 ft<sup>2</sup>

**Balconies and terraces**  
34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

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