



# Chambers Lodge

Chambers Way, Biggleswade,  
Bedfordshire, SG18 8ES

**Leasehold £225,000**

country  
properties



A modern, two bedroom, first floor apartment located in Chambers Way, close to the Biggleswade Retail Park and with easy access to AIM and transport links.

This well-presented apartment offers comfortable and practical accommodation, accessed via a secure communal entrance with entry phone system and stairs rising to the first floor. The property opens into a welcoming hallway featuring wood-effect flooring, an intercom entry system, and useful storage. From here, there is access to the loft space, a storage cupboard, and doors leading to all principal rooms, creating a well-laid-out and functional home. The lounge is positioned to the rear of the property and enjoys good natural light through a double-glazed window. The room is generously proportioned and offers ample space for both dining and entertaining, with TV and telephone points already in place. The kitchen is fitted with a range of wall and base units with work surfaces over, complemented by tiled splashbacks and under-unit lighting. A stainless steel sink with mixer tap and a side-aspect window complete this practical and well-arranged space. The property offers two bedrooms, both enjoying front-facing double-glazed windows and electric heating. The main bedroom further benefits from its own ensuite shower room, fitted with a fully tiled shower cubicle, wash hand basin, WC, and an electric heated towel rail, finished with tiled splash areas and flooring. The family bathroom is fitted with a white suite comprising a panelled bath with wall-mounted and handheld shower attachment, pedestal wash hand basin, and WC. The room is finished with half-height tiling, tiled-effect flooring, and a heated towel rail, with an airing cupboard providing additional storage.

Externally, the property benefits from an allocated parking space. Offering secure entry, well-proportioned rooms, and practical living space, this apartment would make an ideal purchase for first-time buyers, investors, or those seeking a conveniently located home ready to move into.

Please note, the property is currently tenanted, photo's were taken when the property was empty.

#### Agent's Notes

Lease – 105 yrs remaining

Ground Rent – £390 PA

Ground Rent Review Period – Every 5 yrs

Service Charge – £1210 PA

#### Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the AIM and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- Purpose built
- Two bedrooms
- First Floor Apartment
- En-suite to Master Bedroom
- Allocated parking space
- Chain Free











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties