



This Spacious 2 DOUBLE bedroom, top floor apartment, is situated behind Biggleswade Town Centre, close to all amenities and mainline train station, with links into London in under 1 hour. The property benefits from a 16ft lounge/diner, 2 double bedrooms, modern bathroom suite and off road parking for 1 car.

- CLOSE TO THE TOWN CENTRE & TRAIN STATION
- 2nd FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- LOUNGE/DINER
- MODERN BATHROOM SUITE
- GAS CENTRAL HEATING
- ALLOCATED OFF ROAD PARKING FOR 1 CAR
- LONG LEASE
- LOW ANNUAL SERVICE CHARGE

## Top Floor

### Entrance Hall

19' 0" x 3' 1" (5.79m x 0.94m)

Door to rear aspect. Laminate flooring. Radiator. Loft hatch. Built-in storage cupboard with shelving.

### Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

Two uPVC double glazed windows to front aspect. Radiator. Two built-in double wardrobes.

### Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

Two uPVC double glazed windows to rear aspect. Radiator.

### Lounge/Diner

16' 7" x 12' 9" (5.05m x 3.89m)

Two uPVC double glazed windows to front aspect. Two radiators.

### Kitchen

8' 0" x 7' 3" (2.44m x 2.21m)

Modern kitchen fitted with eye and base level units with roll top work surfaces over. Space for fridge/freezer. Space and plumbing for washing machine. Oven and hob with extractor over. Sink and drainer unit. Wall mounted gas fired combi boiler. Ceramic tiled splash back walls. Ceramic tiled flooring. Inset spot lights. uPVC double glazed window to rear aspect.

### Bathroom

Modern white three piece suite comprising of; 'P' shaped panelled bath with electric shower over and glass splash screen, low level WC and wash hand basin. Fully ceramic tiled from floor to ceiling. Inset spot lights. Chrome upright heated towel rail. Built-in floor to ceiling storage cupboard with shelving. uPVC double glazed frosted window to rear aspect.

### Outside

### Parking

Allocated off road parking for one car.

## Agents Notes

Lease details:

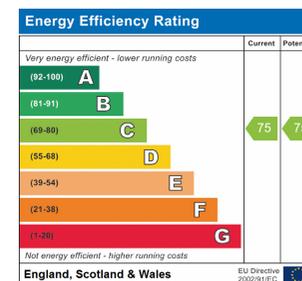
Length - 999 years from 1984

Charges - Service charge - £55 per calendar month

Peppercorn ground rent

## Location

Biggleswade has a rich and varied history and is a desirable place to live. The town centre offers a large range of shops, butchers, bakers, cafes, bus stop, doctors' surgeries, dentists, opticians, pubs, and restaurants. Local schooling, parks, skate park, Saxon Pool and Leisure Centre and large retail park with stores such as Next, Boots, Halfords, Homebase and Marks & Spencer. The train station is located just off the town centre with an approx. journey time of 31 minutes into London Kings Cross St Pancras. Easy access to A1 Motorway North and South bounds. For those who like countryside, there is a wide range of walks nearby including the 'Biggleswade Green Wheel'. The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.



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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