



Flat 19 Victoria Court, Back Street, Biggleswade, Bedfordshire. SG18 8LG | Satchells





## 2 Bedroom Retirement Property £100,000

This bright and airy, two bedroom, over 60's retirement apartment is close to the town centre and train station! Well-presented throughout and ready to move into, offered to the market chain free!

- CHAIN FREE
- Two bedrooms
- Over 60's retirement apartment
- Real community feel
- Town centre location
- Emergency pull cord system
- Peppercorn ground rent
- Service Charge £324.30 pcm
- Lease - 125 years from 1992
- EPC rating E. Council tax band C

### Ground Floor

#### Communal Entrance:

Entrance via security entrance phone system. Wardens' office. Lift and stairs to all floors.

### Second Floor

#### Entrance Hallway:

Entrance via wooden front door. Wall mounted intercom system and pull assist cord. Large storage cupboard and further cupboard housing the hot water tank. Carpet to floor. Two ceiling lights. Wall mounted electric heater.

#### Living Room/Dining Room:

Abt. 16' 4" x 11' 6" (4.98m x 3.51m) A bright and airy dual aspect room with upvc double glazed windows to both side aspects. Wood effect flooring. Electric fireplace. Space for a dining table and chairs. Wall mounted electric heater. TV point. Pull assist cord. Ceiling light. Wooden glass doors and side panels to:

#### Kitchen:

Fitted with a range of matching wall and base units and complimenting roll top worksurfaces incorporating a one and a half bowl sink and drainer with mixer tap. Built in electric oven with an electric hob and extractor fan above. Freestanding fridge/freezer and washing machine. Tiled splashbacks. Ceiling light. Pull assist cord. Upvc double glazed window to the rear aspect.

#### Bedroom One:

Abt. 13' 0" to wardrobes x 9' 3" (3.96m x 2.82m) A Spacious double bedroom with a upvc double glazed window to the rear aspect. Bank of fitted wardrobes, drawers and wall cupboards providing plenty of storage. Carpeted. Ceiling light. Wall mounted electric heater. Pull assist cord and TV point.

#### Bedroom Two:

Abt. 9' 1" x 6' 5" (2.77m x 1.96m) A sizable second bedroom with a upvc double glazed window to the rear aspect. Carpeted. Ceiling light. Wall mounted electric heater. Pull assist cord.

#### Shower Room:

Fitted with a three-piece suite comprising a wash hand basin, low level WC and fully enclosed double shower cubicle. Fully tiled walls. Upvc double glazed obscured window to the side aspect. Wall mounted electric heater. Pull assist cord. Light to ceiling.

#### Parking:

Private car park providing off road parking for residents and visitors on a first come first serve basis.

#### Additional Information

##### Agents Note:

Service charge includes maintenance to all common parts, buildings insurance, window cleaning, TV licence and warden services.

#### Anti-Money Laundering (AML):

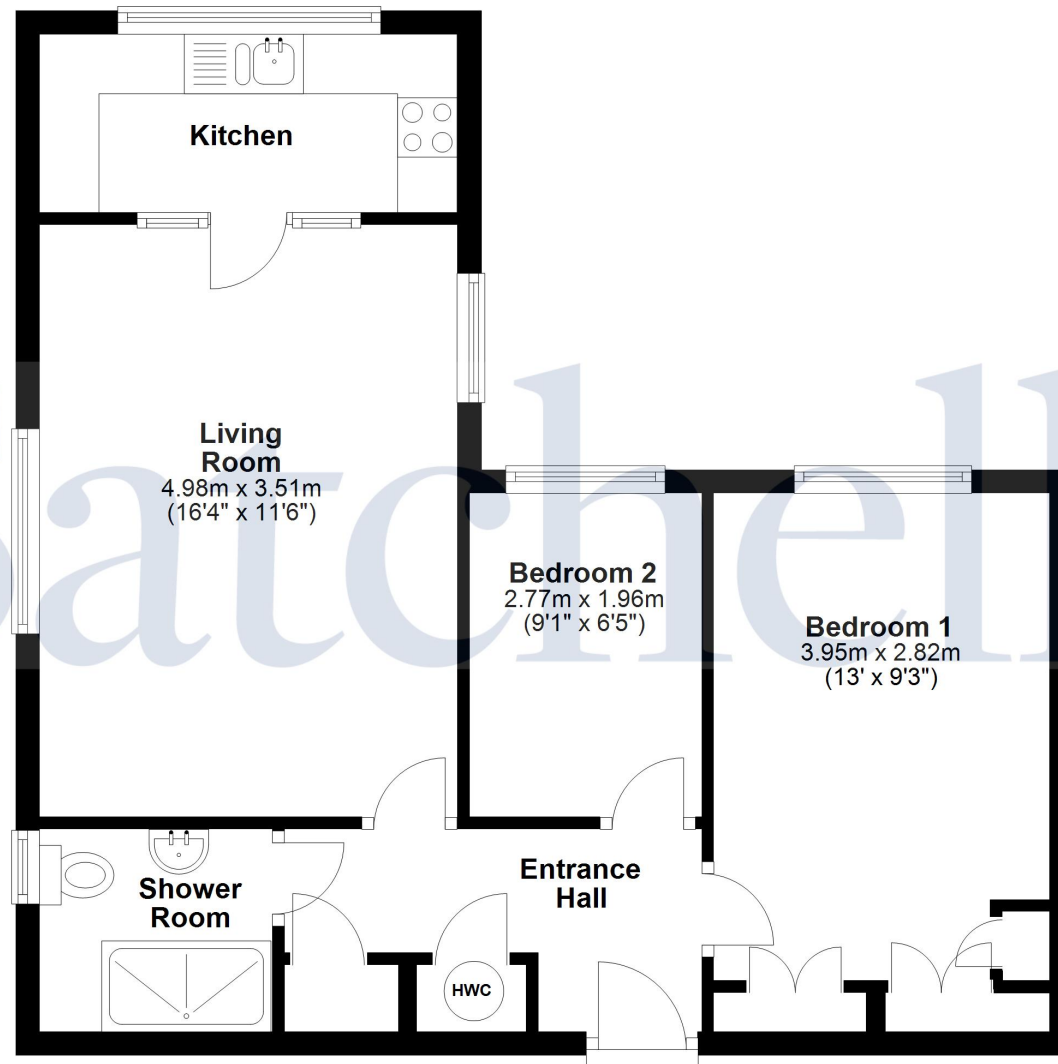
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. 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, 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. 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 - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.