Brunswick Place

Apartment 10, Rose Lane, Biggleswade, Bedfordshire, SG18 0NQ

Leasehold £252,000

COUNTRY PROPERTIES

PART OF HUNTERS

CHAIN FREE This large luxury 2 DOUBLE bedroom duplex penthouse apartment is situated in a small gated development, approx. 0.3 miles from the town centre and train station. The property offers 2 double bedrooms, open plan lounge/kitchen/diner, balcony to lounge area, modern en-suite and bathroom and allocated parking for 1 car.

- CHAIN FREE
- TOP FLOOR DUPLEX PENTHOUSE
- 2 DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- BALCONY
- MODERN BATHROOM & EN-SUITE
- SOLID WOOD FLOORING & CARPETS THROUGHOUT
- SECURE GATED ENTRANCE
- PARKING
- APPROX. 0.3 MILES FROM THE TOWN CENTRE

Communal Entrance

Access gained by security coded door to spacious tiled entrance hall leading to carpeted stairway and lift.

Lift & Stairs

Stairs and landing on each floor to top floor and fully automated eight person lift with sensor controlled lighting and heating.

Entrance Hall

Solid wood entrance door with spy hole. Video/telephone connection to building entrance and car park entrance. Solid wood flooring. Programmable radiator. Spiral staircase to next floor & doors to:-

Lounge/Kitchen/Diner

26' 3" x 19' 8" (8.00m x 5.99m)
Lounge/Diner:-
Open plan living space with opening to kitchen. Double glazed French doors to balcony with full height windows to either side. Solid wood flooring and coving to ceiling. TV and phone points, ceiling spotlights. 2 programmable radiators.
Kitchen:-
Double glazed window to side, feature curved wall with fitted granite breakfast bar. Series of high specification wall and base units with granite work surfaces and splash backs incorporating 1 1/2 bowl sink unit with drainer and mixer tap and waste disposal, electric oven, hob with extractor over, fridge freezer, dishwasher and washer dryer. Wine rack and set of drawers. Ceiling spot light and extractor fan.

Balcony

Triangular shaped decked balcony with metal and glass safety rails. Outside light.

Bedroom Two

18' 5" x 8' 10" (5.61m x 2.69m)
Double glazed window, solid wood flooring. Programmable radiator, coving to ceiling, TV point.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)
Modern white 3 piece suite comprising of panelled bath with shower over and screen, wall mounted wash hand basin with 2 tiled drawers below and low level WC. ladder style radiator/towel rail. Ceiling spot lights and extractor fan. Fully tiled walls and floor.

Landing

Spiral staircase to small landing with wall lights.
Door to:-

Master Bedroom

15' 1" x 9' 9" (4.60m x 2.97m)
Double glazed windows to 2 sides, TV point and telephone point. Door to:-

En-Suite

6' 7" x 4' 11" (2.01m x 1.50m)
Fully tiled shower cubicle, wall mounted hand wash basin with 2 fitted drawers under and low level WC. Ladder style radiator/towel rail. Ceiling spot lights and extractor fan. Fully tiled walls and floor.

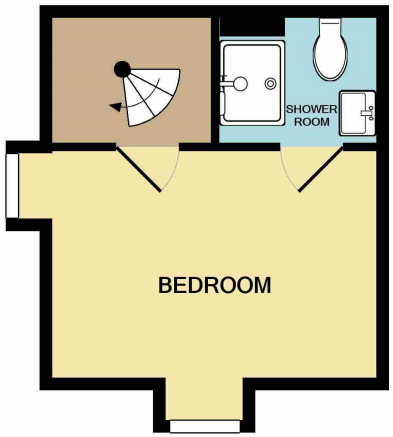
Outside

Electric remote controlled vehicle entrance gates and pedestrian gate with telephone/video link to apartment.
One allocated parking space.
Communal cycle shed & bin store.
Communal garden enclosed by brick and wrought iron fencing, laid to lawn with central patio area.

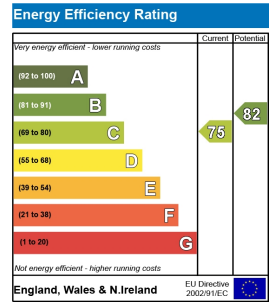
Lease Details

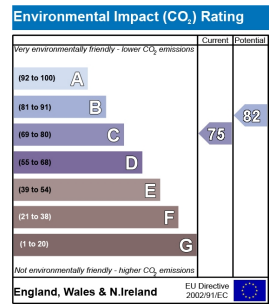
Years remaining on lease: 114 years
Service Charge: £1,200.00 PA
Building Insurance: £174.88 PA
Ground Rent: £362.15 PA

GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 196 SQ.FT.
(18.2 SQ.M.)





TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

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
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS