



60e Regency Lodge, Church Street

Biggleswade,
Bedfordshire, SG18 0JS

Share of Freehold £185,000

country
properties

This Spacious two 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 comprises of lounge/diner, two double bedrooms, bathroom and off road parking for one car.

- Two Double Bedrooms
- Lounge/diner
- One Allocated Parking Space
- Close To A Range Of Amenities
- Long lease – 999 years from 1984
- Low maintenance charges
- Council Tax Band B
- EPC rating C

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.

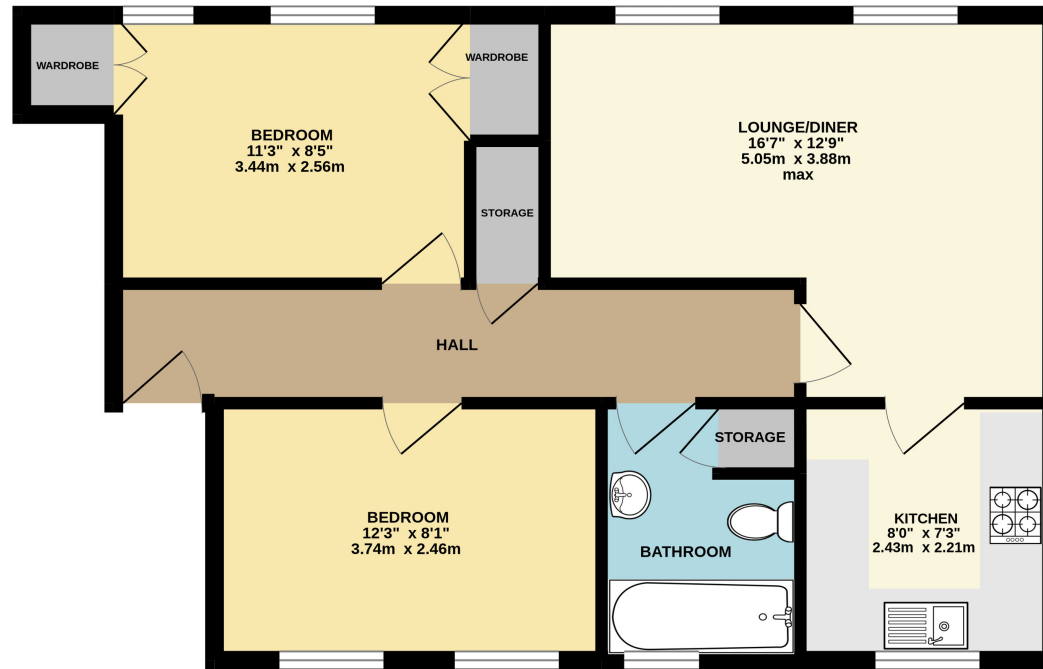
Agent's Notes

Lease Details

Lease length - 999 years from 25 December 1984 (959 years)
Service Charge - £835.00 per annum
Ground Rent - Peppercorn



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewing by appointment only

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