



# Victoria Court

Flat 7, Back Street, Biggleswade,  
Bedfordshire, SG18 8LG  
**Leasehold £75,000**

country  
properties



Offered for sale with NO CHAIN and centrally located in the up-and-coming market town of Biggleswade with public transport links easily walkable, together with the town centre and its amenities which include coffee shops, restaurants, supermarkets, doctors' surgeries and public houses on your doorstep. This well presented one double bedroom apartment for the over 60's is suitably located on the ground floor. The development is part warden controlled and has a guest suite available upon request.

- Ground floor apartment
- Chain free!
- One double bedroom
- Fitted kitchen & separate lounge/diner
- Low maintenance charges
- Resident parking available
- Lift and stairs to all floors
- 24 hour emergency call service
- Town centre location
- Council Tax band B / EPC rating C

## Accommodation

### Entrance Hallway

Built in storage cupboard, airing cupboard with shelving and hot water tank, doors to:-

### Lounge

14' 9" x 9' 1" (4.50m x 2.77m)  
Window to the side aspect, built in cupboard, door to:-

### Kitchen/Diner

8' 7" x 7' 7" (2.62m x 2.31m)  
Window to the front aspect, range of matching wall and base level units with work surface over and inset stainless steel sink, electric hob with extractor over, inset electric oven, space for fridge/freezer, space and plumbing for a washing machine.

### Bedroom One

14' 9" x 8' 6" (4.50m x 2.59m)  
Window to the front aspect, bank of mirror fronted fitted wardrobes.

### Wet Room

8' 7" x 4' 5" (2.62m x 1.35m)  
Wash hand basin, WC, electric shower with foldable seat, tiled splash back.



# Agent's Notes

## Lease Details

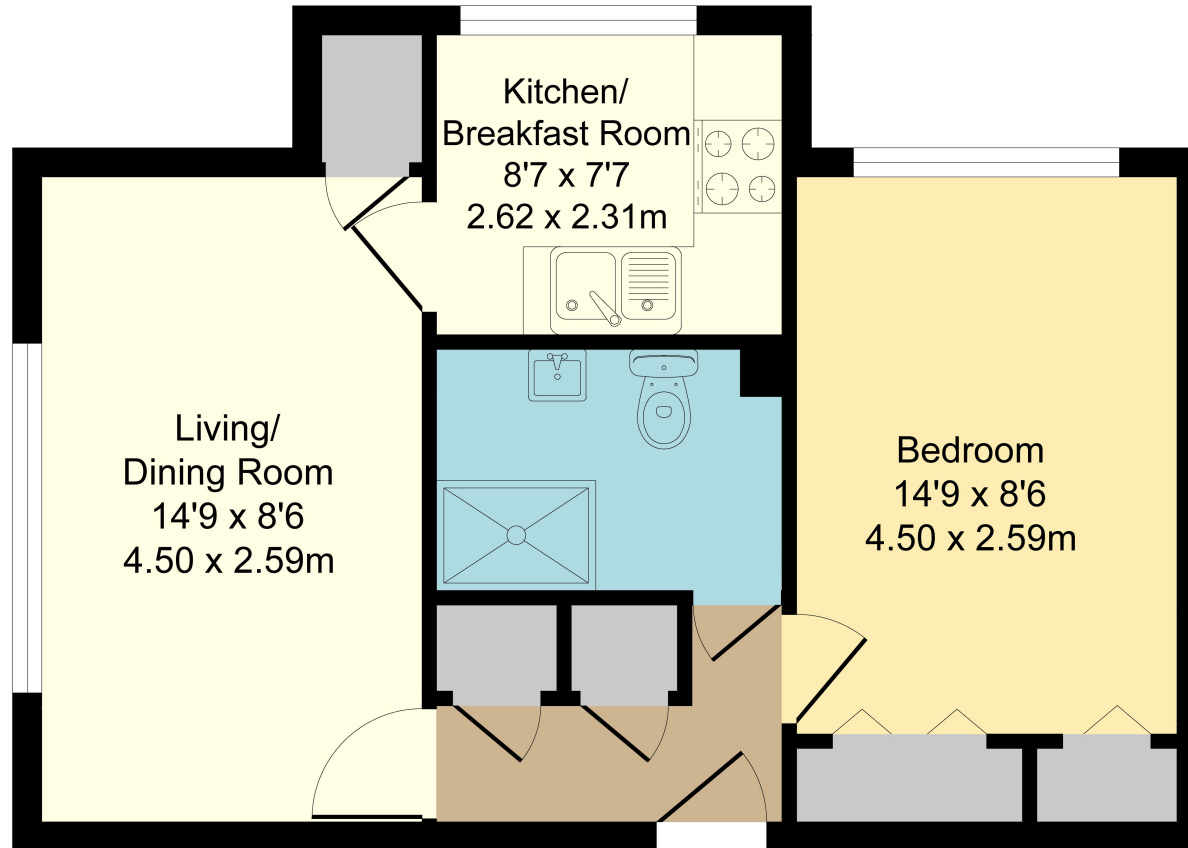
Lease Length - 125 years from 12  
January 1990 (89 years  
remaining)

Maintenance Charge - £323.18  
per month from 01/04/2025

Ground Rent - Included above



# 7 Victoria Court, Biggleswade



Total Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	71	80
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

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