



# Honeysuckle Close

Biggleswade,  
Bedfordshire, SG18 8ST  
£160,000

country  
properties

Offered CHAIN FREE, this well-positioned one bedroom ground floor flat is positioned within the Saxon Gate Development, just a short walk from local amenities.

Upon entry through the communal door, the flat is positioned on the ground floor. In the hallway, there is a telephone entry system to buzz in visitors to the building, and two convenient storage cupboards. The dual aspect living and dining room leads onto the kitchen, which offers ample storage and worksurfaces, and includes a fridge freezer, electric oven, and washing machine. The bedroom is spacious, and features well-positioned built-in wardrobes, offering ample storage.

Externally, there is an allocated parking space and multiple visitor spaces. The communal garden is mostly laid to lawn, and convenient for clothes drying in the summer months.

PLEASE NOTE: \*THIS PROPERTY IS ON A 67 YEAR LEASE\*

#### Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

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

To meet legal requirements, all purchasers are required to complete an Anti-Money Laundering (AML) and financial sanctions check once a sale has been agreed, subject to contract. This check is carried out securely by our trusted third-party provider.

The cost is £60 inclusive of VAT per property, payable by the applicant(s)

- One Bedroom
- Ground floor flat
- Phone Entry System
- Saxon Gate Development
- Move-in ready
- CHAIN FREE









Approximate total area<sup>(1)</sup>  
413 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties

country  
properties