



Biggleswade, Bedfordshire. SG18 8FJ





2 Bedroom Apartment £255,000 Leasehold

Immaculately presented and chain free! This ground floor two-bedroom apartment is beautifully positioned opposite the open green and within easy reach of local amenities.

- Two double bedrooms
- Ground floor
- En-suite
- Allocated parking space
- Views over the green
- Built in storage
- Chain free
- Lease - 125 years from 2017
- Ground rent £250pa Service charge £1155pa
- EPC rating B. Council tax band B

Ground Floor**Hallway:**

Entry via communal hallway. Doors lead to all rooms. Access to storage cupboard. Carpet flooring.

Living/Dining Area:

A stunning room with feature floor to ceiling windows making this area naturally bright and airy with views overlooking the Green. Space for eight-seater dining table and chairs. Carpet flooring. Radiator. Patio doors lead onto a private decking area which can be used for seating or tending to a small potted plants. This flows nicely through to:

Kitchen:

A naturally bright space with a range of wall and base units, laminate worksurfaces and feature tiled splashback. Integrated appliances include, oven, four ring gas hob, dishwasher, fridge/freezer and under counter washing machine which will remain. Stainless steel sink and drainer with double glazed window overlooking the Green. Hidden wall mounted combi boiler. Spotlights.

Bedroom One:

A large double bedroom with built in mirrored sliding door wardrobe. Two windows to side aspect. Carpet flooring. Radiator. Storage cupboard and door to en-suite.

En-Suite:

A three-piece suite comprising of a low level WC, wash hand basin with mixer tap and shower cubicle. Tiling to splash back areas. Extractor fan. Chrome heated towel rail.

Bedroom Two:

Currently used as an office, this bedroom can easily host a double bed with wardrobe if required. Window to front aspect. Carpet flooring. Radiator.

Bathroom:

Modern three-piece Suite comprising of a panelled bath, low level double WC and wash hand basin. Tiled flooring. Extractor fan.

Outside**Gardens and Parking:**

The property benefits from its own private patio and decked area. Ideal for a table and chairs or potted plants. The property also has use of the communal gardens to the rear which is mainly laid to lawn.

There is an allocated parking apace to the rear and visitor parking available on street.

About the Area:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and B&Q. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

Agents Note:

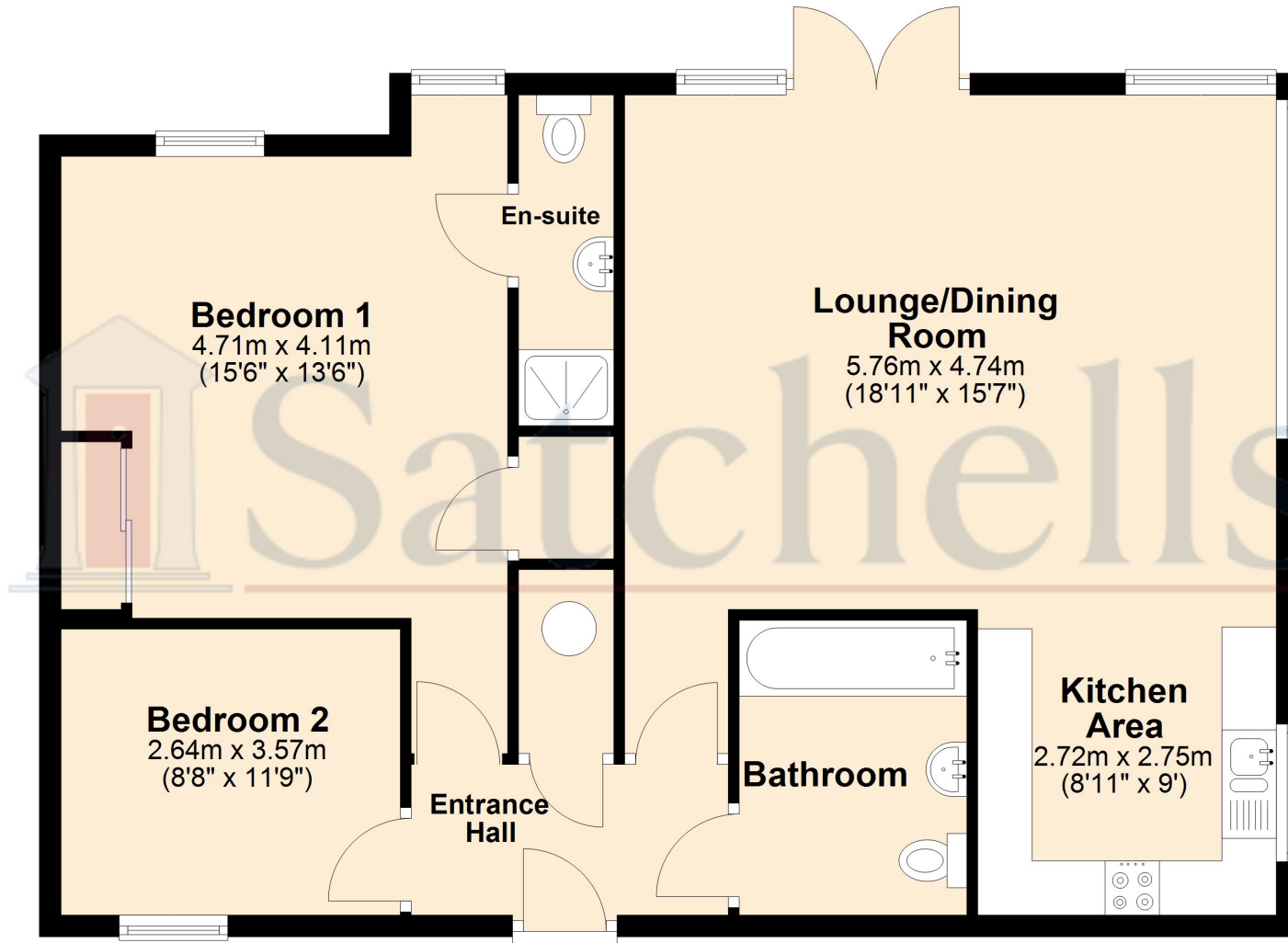
Draft particulars yet to be approved by the vendor and may be subject to change.



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Ground Floor



For illustrative 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.