



# Brunswick Place

16, Rose Lane, Biggleswade,  
Bedfordshire, SG18 0NQ

**Leasehold £249,000**

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properties

This well presented and spacious two bedroom first floor apartment is situated within walking distance of the town centre and train station. The property offers open plan lounge/dining/kitchen area, integrated appliances, two bedrooms, family bathroom and allocated parking for one car. Viewing comes highly recommended.

- First floor apartment
- Two generous sized bedrooms
- French doors onto Juliet balcony
- Electronically controlled gates & entrances
- Allocated parking for 1 car
- Open plan lounge/dining room/kitchen
- Central location within walking distance of train station and town centre
- Council Tax Band C & EPC rating C

### Communal Entrance

Video linked secure entry system to main gate and main entrance, Main entrances carpeted with wood balustrade staircase to first floor.

### Accommodation

#### Hallway

Oak flooring. Moulded coving to ceiling. Airing cupboard housing hot water tank and shelving. Wall mounted entry phone. Wall mounted heater. Inset spot lights. Doors to:-

#### Lounge/Dining Area

16' 2" x 16' (4.93m x 4.88m)  
Oak flooring. Two wall mounted electric heaters. Upvc double glazed window to front aspect. Upvc double glazed French doors onto Juliet balcony. Moulded coving to ceiling. Inset spot lights.

#### Kitchen Area

11' 9" x 6' 4" (3.58m x 1.93m)  
Individually designed kitchen fitted with eye and base level units with granite worktops over. Fully integrated appliances including dishwasher, washing machine and fridge freezer. Built in electric hob with induction stainless steel extractor over. Built in electric oven and microwave. Upvc double glazed window to front aspect with deep granite ledge. Sunken sink and drainer unit. Inset spot lights. Oak flooring.



## Bedroom One

14' 1" x 9' 6" (4.29m x 2.90m)

Wall mounted electric heater. Double mirrored wardrobe with shelving. Upvc double glazed window to rear aspect. Moulded coving to ceiling.

## Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m)

Upvc double glazed window to rear aspect. Moulded coving to ceiling. Wall mounted electric heater.

## Bathroom

High specification with P-shaped bath with shower over and screen. Cabinet unit with square wash hand basin, overhead mirrored back panel with light and fitted shelving. Close coupled WC. Ceramic tiling to walls and floors. Chrome heated towel rail. Extractor fan. Shaver socket. Inset spot lights.

## External

### Front

Secure grounds with electronically controlled main gates. Block paved driveway and parking area for one car. Landscaped frontage.

## Communal Gardens

Fully maintained gardens mainly laid to lawn with borders and fully enclosed by fencing and railing providing privacy and security.

## Agents Notes

### Lease Details

125 years as of January 2009 (110 Years Remaining)

Service Charges is £1,220.00 per annum.

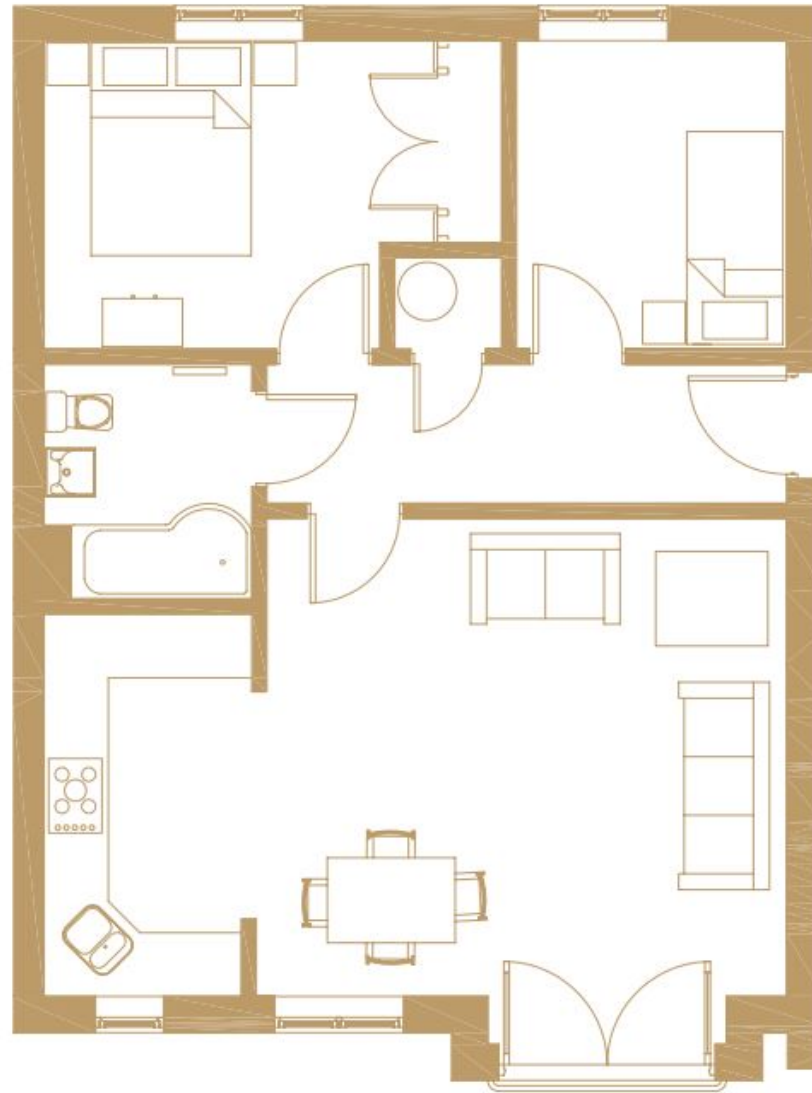
Ground Rent is £330.00 per annum.

### Biggleswade

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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