



Biggleswade, Bedfordshire. SG18 8GN





2 Bedroom Ground Floor Flat £220,000 Leasehold

This stunning two bedroom ground floor apartment, with car port, offers a fresh and modern feel having been recently redecorated and new carpets fitted throughout.

- Chain free
- Ground floor apartment
- Car port
- En-suite shower room
- Ideal first home
- Recently installed boiler
- Freshly redecorated
- Brand new carpets
- Lease – 111 years remaining
- EPC rating C. Council tax band B

Ground Floor**Entrance Hall:**

Entrance hall way with intercom entry system and access to all rooms. Storage cupboard housing water tank. Brand new carpet. Ceiling light. Radiator.

Living Room/Dining Room:

Abt. 18' 11" x 10' 11" (5.77m x 3.33m) Large dual aspect room with triple double glazed windows to the side aspect and additional large full height double glazed window overlooking front aspect. Brand new carpet. Two ceiling lights. Two radiators.

Kitchen:

Abt. 9' 8" x 7' 8" (2.95m x 2.34m) Modern kitchen comprising of a range of wall and base units and laminate work surfaces. Splash back tiling. Integrated appliances including gas hob, electric oven, overhead extractor fan, washing machine, dishwasher and fridge/freezer. Stainless steel sink and drainer. Double glazed window to rear aspect. Tiled flooring. Ceiling light. Extractor fan.

Bedroom One:

Abt. 6' 4" x 6' 2" (1.93m x 1.88m) Double bedroom with double glazed window to side aspect. Door to ensuite. Brand new carpet. Ceiling light. Radiator.

Ensuite Shower Room:

Abt. 10' 11" x 9' 2" (3.33m x 2.79m) Modern three-piece ensuite shower room comprising of a low level WC, hand wash basin and single shower cubicle. Tiles to splash back area. Double glazed obscured window to rear aspect. Vinyl flooring. Ceiling light. Extractor fan.

Bedroom Two:

Abt. 10' 2" x 10' 1" (3.10m x 3.07m) Double Bedroom with double glazed window to front aspect. Brand new carpet. Ceiling light. Radiator.

Bathroom:

Abt. 7' 4" x 3' 11" (2.24m x 1.19m) Modern three-piece suite comprising of a panelled bath with shower above, low level WC and hand wash basin. Vinyl Flooring. Tiles to splash back areas. Ceiling Light. Radiator. Extractor fan.

Car Port:

To the rear of the property is a single car port providing allocated parking for one car.

Additional Information**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:

Ground rent £331.77pa service charge £2421.44pa

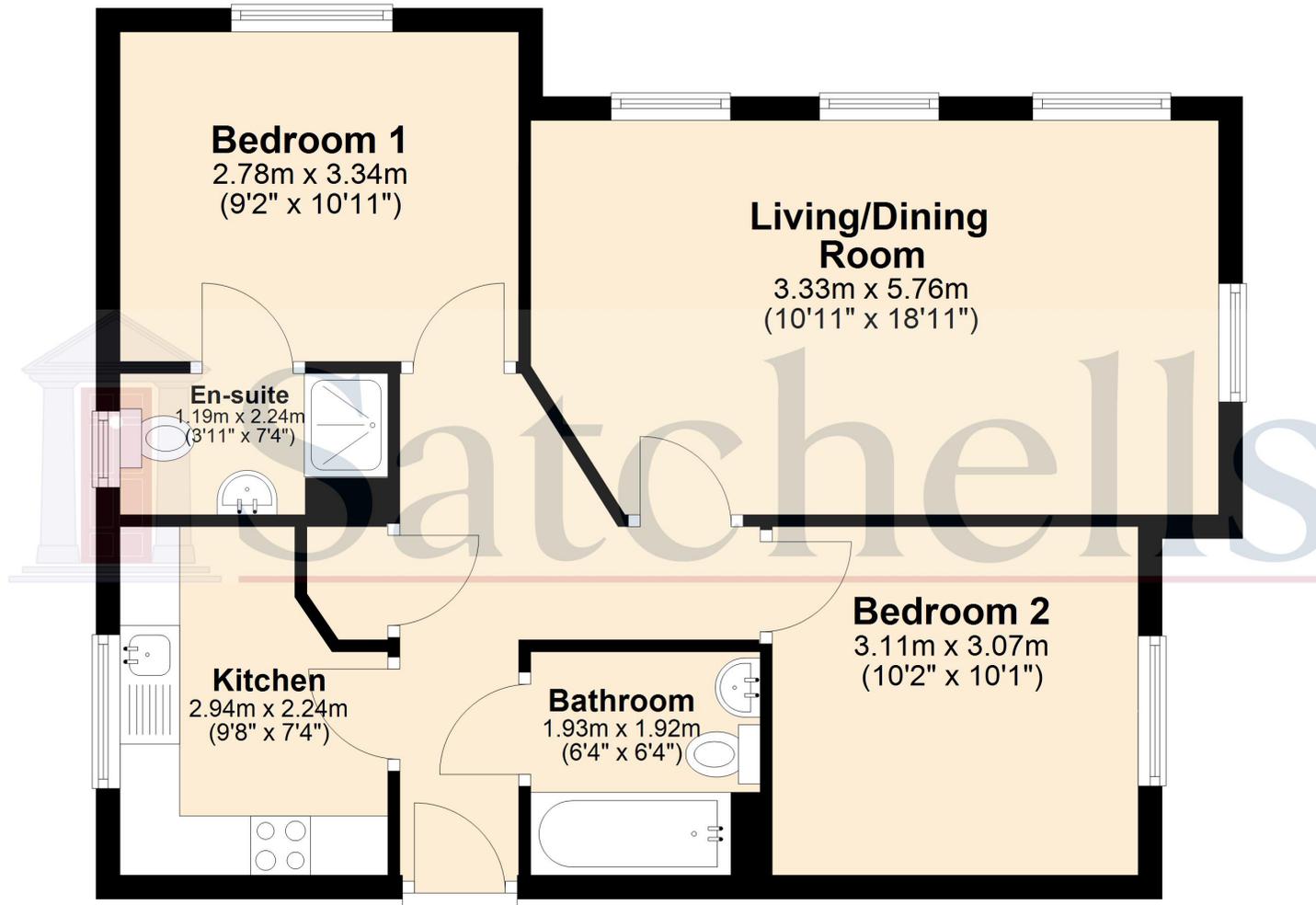
Draft particulars yet to be approved by vendor and may be subject to change.



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Ground Floor



For illustration 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.