



# Victoria Court

Back Street, Biggleswade,  
Bedfordshire, SG18 8LG

**Leasehold - Guide Price £50,000**

country  
properties



**\*\* BEING SOLD VIA MODERN METHOD OF AUCTION \*\*** 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

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

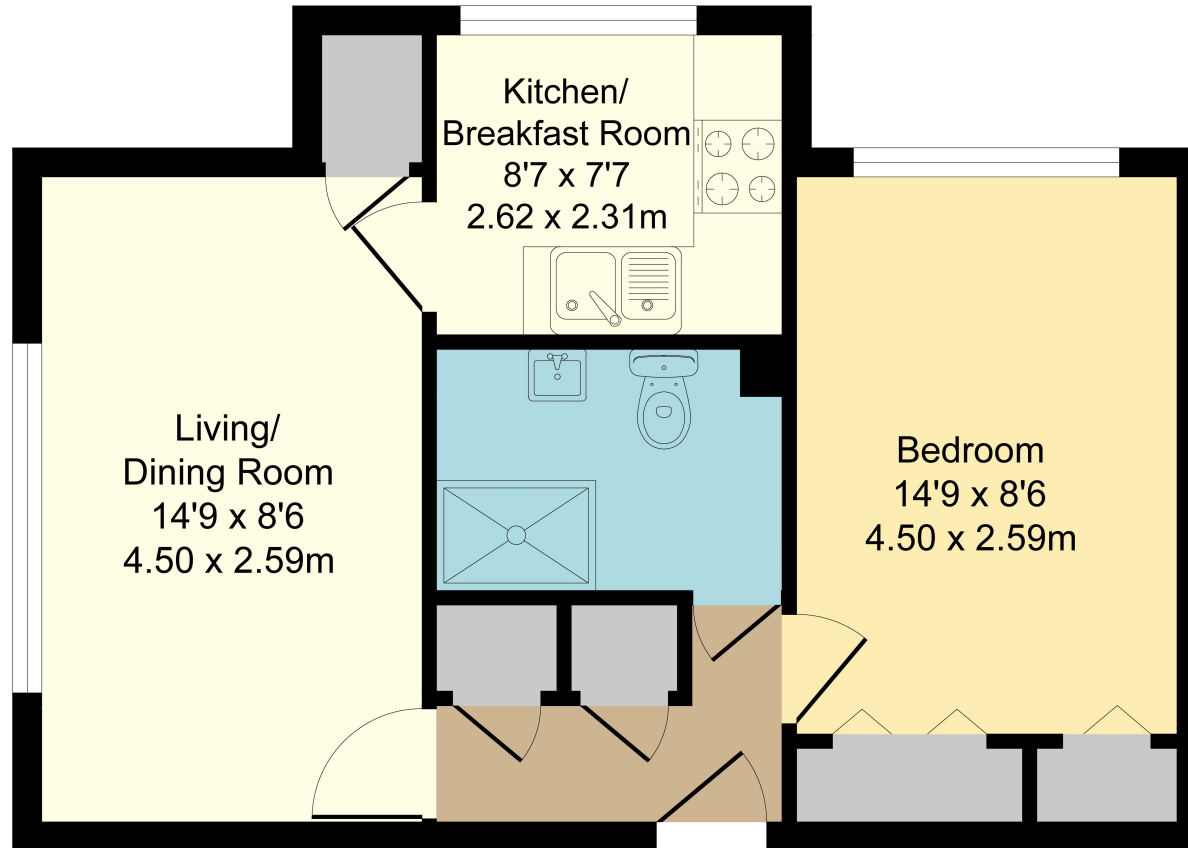
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





# 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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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