



Kingsfield Road, Biggleswade, Bedfordshire. SG18 8AT





2 Bedroom Ground Floor Flat

Asking Price £275,000 Leasehold

Deceptively spacious! A GROUND FLOOR two double bedroom apartment with modern kitchen and bathrooms, 16ft master bedroom, built-in storage, PARKING and private SOUTH-EAST facing GARDEN.

- Ground floor apartment
- Two double bedrooms
- Large south east facing garden
- Ample built in storage
- Allocated parking space
- Modern kitchen with appliances included
- Walking distance to local amenities
- Lease: 105 years remaining
- Ground rent: £1000pa. Service charge £161pcm
- EPC rating C. Council tax band B



General Description

Living Room/Dining Room:

Abt. 15' 9" x 19' 6" (4.80m x 5.94m) Gas fireplace with mantle. Two double glazed windows to front aspect. Laminate flooring. Two radiators. Opening to kitchen.

Kitchen:

Abt. 12' 4" x 5' 10" (3.76m x 1.78m) Modern kitchen fitted with matching eye and base level units with laminate worktop. Range style cooker with 5 ring gas hob and two electric ovens with stainless steel extractor over. Integrated fridge/ freezer. Stainless steel sink with drainer. Space and plumbing available for dishwasher. Washer/dryer included. Ceramic tiled splash back wall areas. Radiator. Laminate flooring. Double glazed window to side aspect.

Bedroom One:

Abt. 16' 3" x 13' 1" (4.95m x 3.99m) A large 16ft room with two built-in double wardrobes. Radiator. Double glazed window overlooking the garden. Door to en-suite.

En-Suite:

Modern white three-piece suite comprising of shower with ceramic tiled splash back walls, low level WC and wash hand basin. Tiled splash back areas. Wood flooring. Chrome upright heated towel rail. Extractor fan.

Bedroom Two:

Abt. 12' 7" x 8' 11" (3.84m x 2.72m) Double glazed French doors to garden (replaced 2 years ago). Radiator. Built-in double wardrobe. Carpet flooring.

Bathroom:

Modern white three-piece suite comprising of panelled bath with overhead shower. Ceramic tiled splash back areas. Low level WC and wash hand basin. Chrome upright heated towel rail. Extractor fan.

About The Area:

Located within footsteps of the 'Saxon Centre' you will find an array of shops including a pharmacy, gift shop and Co-op Local with the Saxon Leisure Centre and play park being only a short walk away. Biggleswade town centre and mainline train station are also only 1 mile away, approximately 20 minutes on foot using various cut-throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St Pancras with the quickest journey time being only 23 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

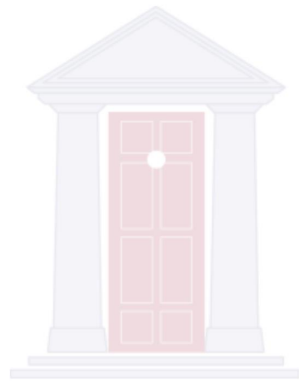
For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



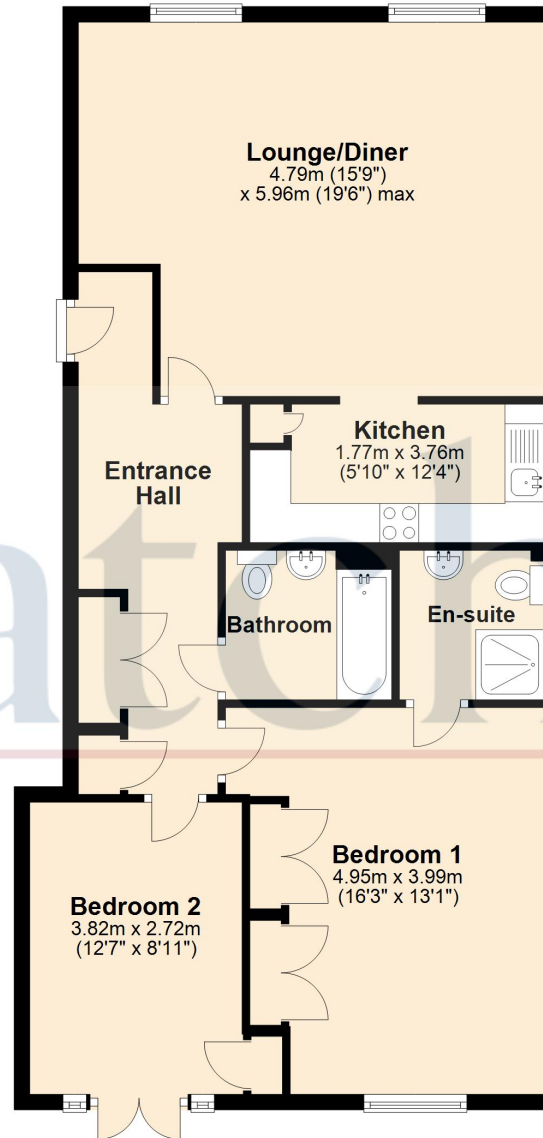
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Ground Floor



Satchells



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.