



Honeysuckle Close, Biggleswade, Bedfordshire. SG18 8ST

| Satchells



## 2 Bedroom Ground Floor Flat

### £215,000 Leasehold

EXTENDED LEASE! Offered to the market chain free, this two bedroom ground floor apartment offers new carpets and décor, allocated parking for two cars and patio doors opening into the beautiful communal gardens!

- Chain free
- Two bedrooms
- Ground floor apartment
- Direct access to communal gardens
- New carpets & decor
- Two allocated parking spaces
- Extended lease
- Lease length: 125 Years from 2026
- Ground Rent: £160 PA. Service Charge: £90 PM
- EPC rating D. Council tax band B



## Ground Floor

### Communal Entrance Hallway:

Secure front door opens into the communal entrance hallway. Tiled flooring. Stairs rising to first floor apartments. Front door into:

### Entrance Hallway:

Newly laid carpet and fresh décor. Two generous storage cupboards. Ceiling light. Electric heater. Doors to bedrooms, living room and wet room.

### Living/Dining Room:

A spacious living/dining room with newly laid carpets and fresh décor. Double glazed doors opening out into the communal garden with patio area, a lovely area to enjoy breakfast in the sun. The living room offers plenty of space for a dining table. Ceiling light. Electric heater. Door to:

### Kitchen:

A bright and airy kitchen with white wall and base units. Integrated electric oven and four ring hob. Space for a washing machine and fridge/freezer. Double glazed window overlooking the communal gardens. Sink and drainer with stainless steel mixer tap and splash back tiling. Wood effect flooring. Ceiling light.

### Bedroom One:

A double bedroom with a large amount of built in wardrobes, cupboards and drawers providing large amounts of storage. Double glazed window to front aspect. Newly laid carpet and fresh décor. Ceiling light.

### Bedroom Two:

A generous single bedroom with newly laid carpets and fresh décor. Double glazed window to front aspect. Ceiling light.

### Wet Room:

A well-maintained wet room with a large shower area. Low level WC and wash hand basin with vanity unit. Fully tiled walls. Heated towel rail. Ceiling light. Shaver point.

### Outside

### Communal Gardens:

The beautiful communal gardens are well maintained and offer a patio area with the rest mainly laid to lawn with shrubs and trees. A gate leads to the side of the property where there are visitor parking bays.

### Parking:

There are two allocated parking spaces to the front of the property with further visitor parking located next to the rear access.

### Additional Information

#### Location:

This beautiful home is perfectly located within the popular Saxon Gate development. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops and a large park. Biggleswade town centre and mainline train station is 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.

## Agents Note:

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

## Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

## Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the

seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: Good signal, current provider Three

Tenure: Leasehold

Council Tax Band: B

Council tax payable: £1,919.86 PA

Length of lease: 125 years from 2026

Ground Rent details: £160 PA

Service charge Details: £90 PM

For further material information please contact the office marketing this property.

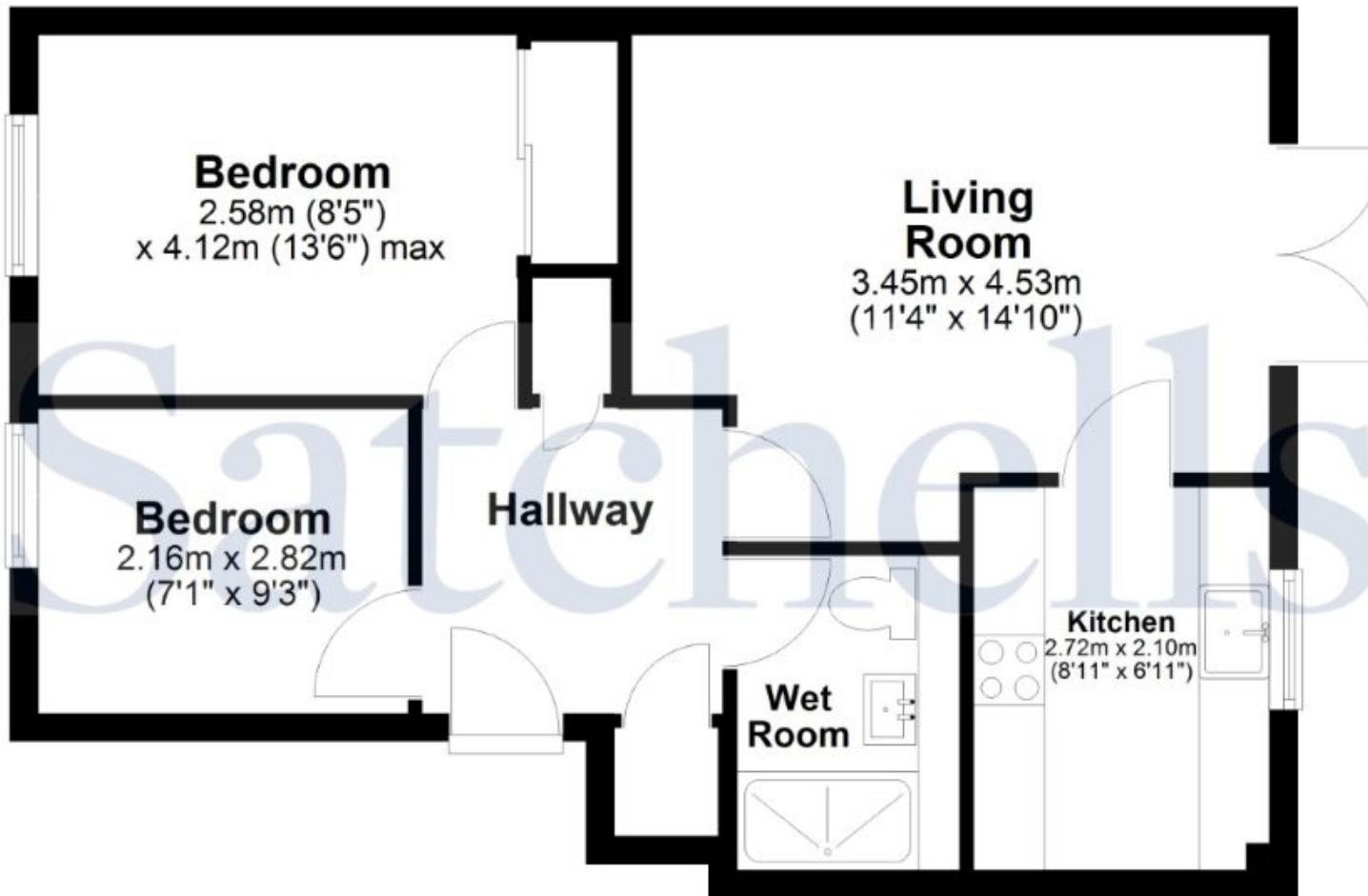




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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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.