



55, Honeysuckle Close
Biggleswade,
Bedfordshire, SG18 8ST
Leasehold £207,500

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properties

This well presented 2 bedroom ground floor apartment is situated on the popular Saxon Gate development within a short walk to local amenities, Biggleswade town centre and train station. This property comprises; entrance hallway, lounge, kitchen, bathroom, communal garden and allocated parking. An ideal property for first time buyers or investors!

- GROUND FLOOR
- PURPOSE BUILT APARTMENT
- LOUNGE/DINER
- KITCHEN
- WHITE BATHROOM SUITE
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- COUNCIL TAX BAND B
- EPC RATING D

Ground Floor

Communal Entrance

Front door into:-

Entrance Hall

Coving to ceiling. Laminate flooring. Intercom system. Airing cupboard. Doors to:-

Lounge

15' 1" x 12' 5" (4.60m x 3.78m)
Storage heater. Laminate flooring. Coving to ceiling. TV point. Upvc double glazed French doors onto communal garden. Opening to:-

Kitchen

8' 3" x 7' (2.51m x 2.13m)
Wall and base level units with work surfaces over. 1 1/2 bowl stainless steel single sink and drainer unit with mixer tap. Built-in electric oven, hob and extractor hood over. Space for fridge/freezer and washing machine. Upvc double glazed windows.



Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)
Storage heater. Upvc double glazed window to front. Built-in wardrobe with hanging rail and storage.

Bedroom Two

9' 8" x 7' (2.95m x 2.13m)
Storage heater. Upvc double glazed window to front.

Bathroom

White 3 piece suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin. Fully tiled walls. Shaver socket point. Extractor fan.

Outside

Parking & Communal Gardens

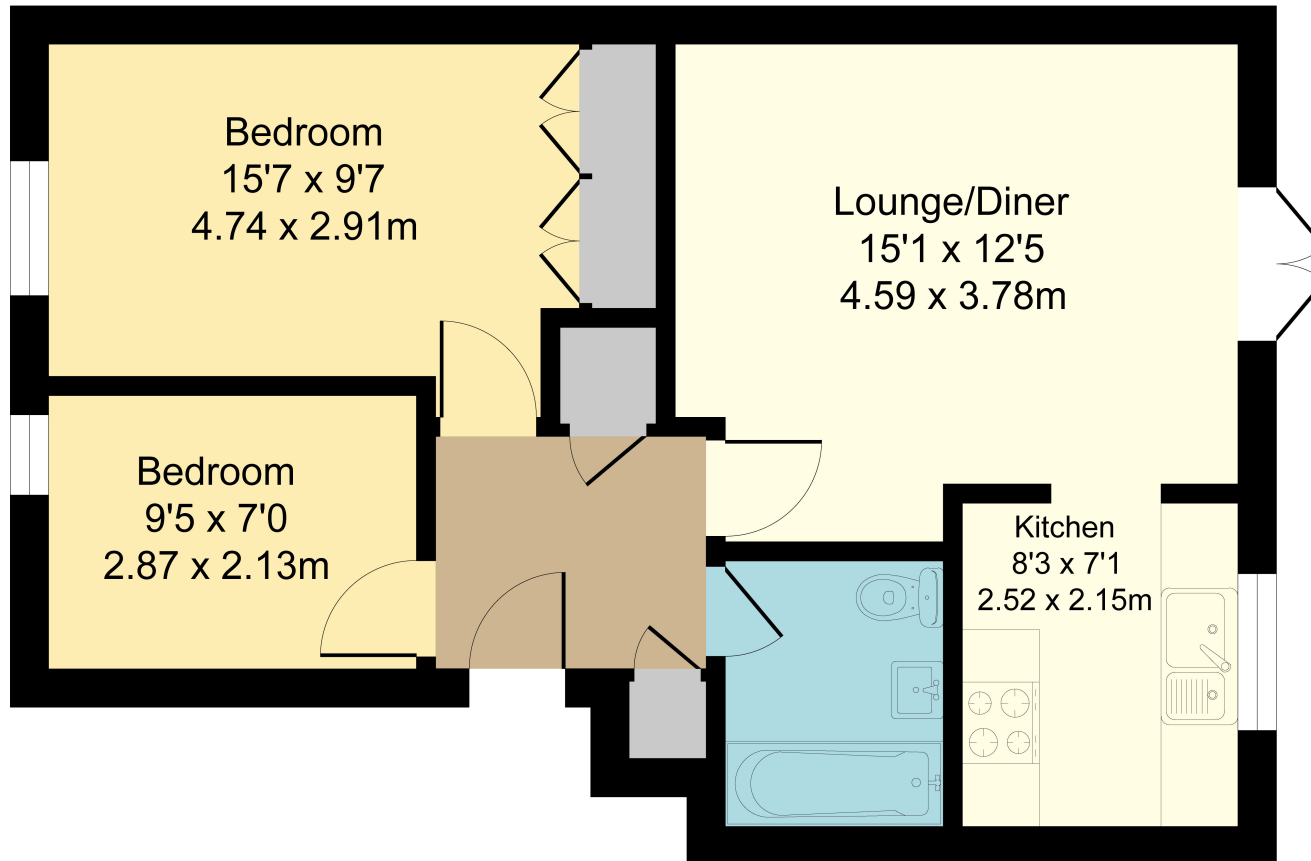
1 allocated parking space.
Communal gardens.

Lease Details

Lease Length - 99 Years remaining from 1994
Ground rent: £175.00 per annum.
Service charge for 24/25: £1,091.71



55 Honeysuckle close, Biggleswade



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Total Area: 50.5 m² ... 544 ft²

All Measurements are approximate and for display purposes only

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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