



# Exmoor Avenue

Biggleswade,  
Bedfordshire, SG18 0FN  
**OIRO £195,000**

country  
properties



This immaculately presented top floor one bedroom apartment is situated in Exmoore Avenue, on the popular Maythorns development in Biggleswade, close to train station and town centre.

Upon entry, you are welcomed into a spacious hallway, featuring a generously sized storage cupboard. The property boasts great living accommodation throughout, benefiting from 17ft open plan living/dining/kitchen area, complete with ample storage and worksurfaces.

The 18ft bedroom is a standout feature, with dual aspect windows, flooding the room with natural light. Multiple fitted wardrobes and an added bonus. The modern three piece bathroom suite features a bath with shower over, wash hand basin and W.C.

Externally, this apartment provides an allocated parking space and ample visitor parking.

#### Agent's Notes

Lease Term Remaining - 135 YRS

Ground Rent - £269.79 PA

Ground Rent Review Period - Every 15 YRS

Service Charge & Maintenance Fee - £2456.93 PA

#### Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- IDEAL FIRST HOME/INVESTMENT
- 18ft LOUNGE/KITCHEN/DINER
- 18ft BEDROOM
- OFF ROAD PARKING TO REAR FOR 1 CAR
- EPC B
- RENT REVIEW PERIOD IS EVERY 15YRS FROM 01/01/2010



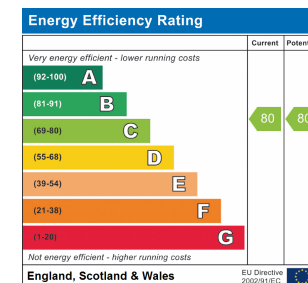
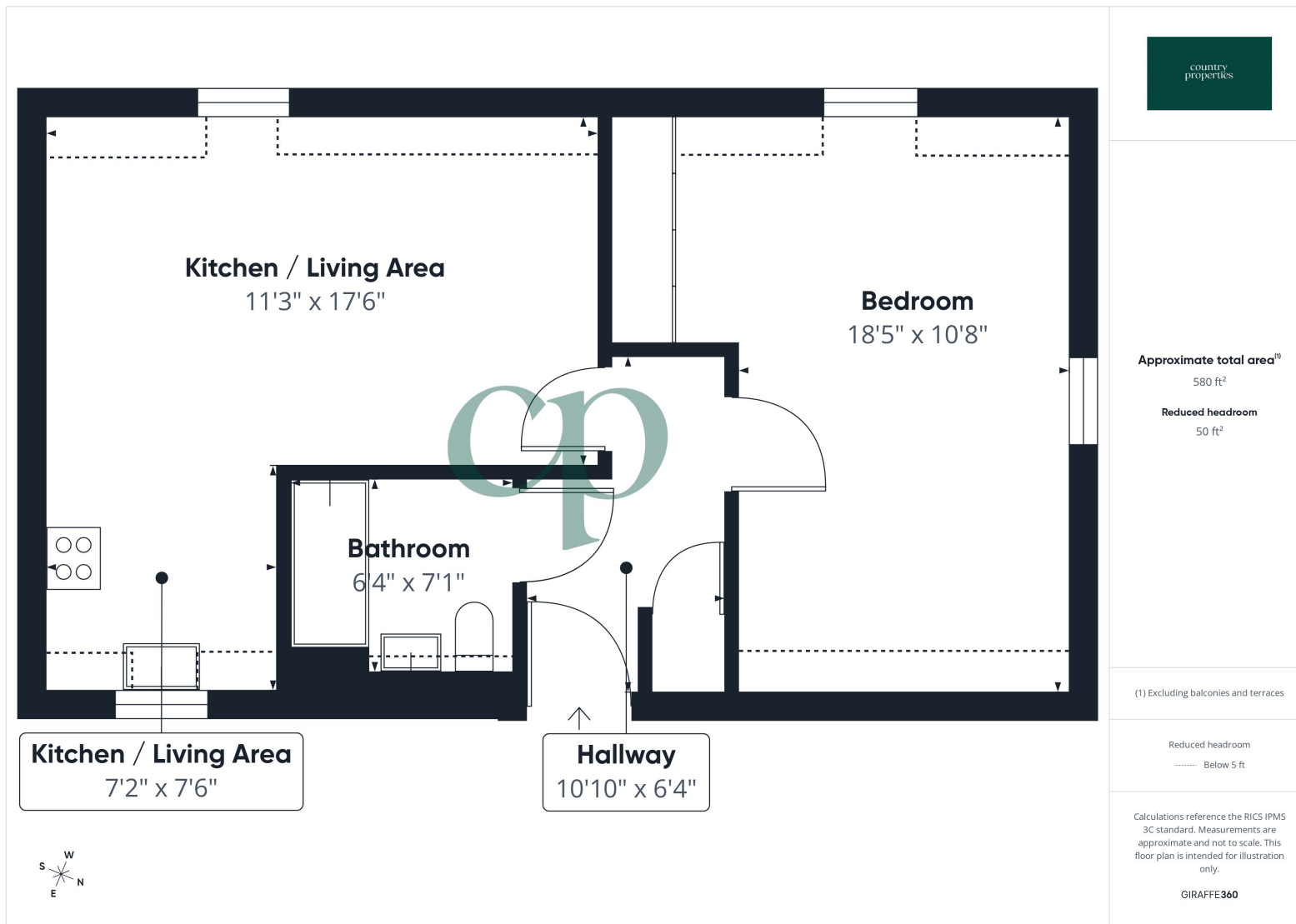












All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties



country  
properties