



Brunswick Place

Apartment 8, Rose Lane, Biggleswade,
Bedfordshire, SG18 0NQ

Leasehold £198,000

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properties

This very well presented and modern 1 DOUBLE bedroom second floor apartment is situated in a small secure gated development at Brunswick Place in Biggleswade just 0.3 miles from the town centre and train station. The property offers granite work surfaces, double aspect views and solid timber flooring, entrance hall, 25ft lounge/kitchen/dining room with Juliette balcony, 1 double bedroom, modern three piece bathroom suite, parking and communal garden. This property would make an ideal purchase for a first time buyer or investors. An internal viewing comes highly recommended.

- Modern second floor apartment
- 1 double bedroom
- Open plan lounge/kitchen/dining room
- Juliette balcony
- Modern bathroom suite
- Solid wood flooring & carpets throughout
- Secure gated entrance
- Parking & Communal garden
- 0.3 miles from the town centre
- Council Tax band C & EPC rating B

Ground Floor

Communal Entrance

Access gained by security coded door to spacious tiled entrance hall leading to carpeted stairway and lift.

Lift & Stairs

Stairs and landing on each floor to top floor and fully automated eight person lift with sensor controlled lighting and heating.

Second Floor

Entrance Hall

Wall mounted intercom system. Electric wall mounted heater, double fronted airing cupboard with hanging rail and shelving, ceiling spotlights, double glazed window to side aspect.

Kitchen

12' 2" x 5' 8" (3.71m x 1.73m)
Range of eye and base level units with high gloss granite work surfaces over. Built-in oven and microwave, built-in electric hob with extractor over, stainless steel sink with mixer tap, integrated fridge/freezer, washer/dryer and dishwasher. Ceiling spotlights, oak flooring, window to rear aspect.

Lounge/Dining Area

18' 1" into bay x 15' 0" (5.51m x 4.57m)
Oak flooring, window to the side aspect, French doors to Juliette balcony, TV point, telephone point, two radiators, ceiling spotlights.



Bedroom

10' 8" x 10' 0" to wardrobe front (3.25m x 3.05m to wardrobe front)

Double glazed window to side aspect, two free standing bedside tables and bank of matching built in wardrobes, wall mounted electric heater.

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Matching suite comprising curved bath with shower screen, mixer tap and hand-held shower attachment. Low level push button W.C, square wall mounted sink with double drawers under and overhead back panel with mirror and light. Designer square taps and chrome fittings. Porcelanosa large format ceramic tiles to walls and floor, chrome electric heated towel rail, shaver point, extractor fan, low voltage down-lighters.

External

Front

Secure grounds with electronically controlled main gates. Block paved driveway and parking area for one car. Landscaped frontage.

Communal Gardens

Fully maintained gardens mainly laid to lawn with borders and fully enclosed by fencing and railings providing privacy and security.

Agent's Notes

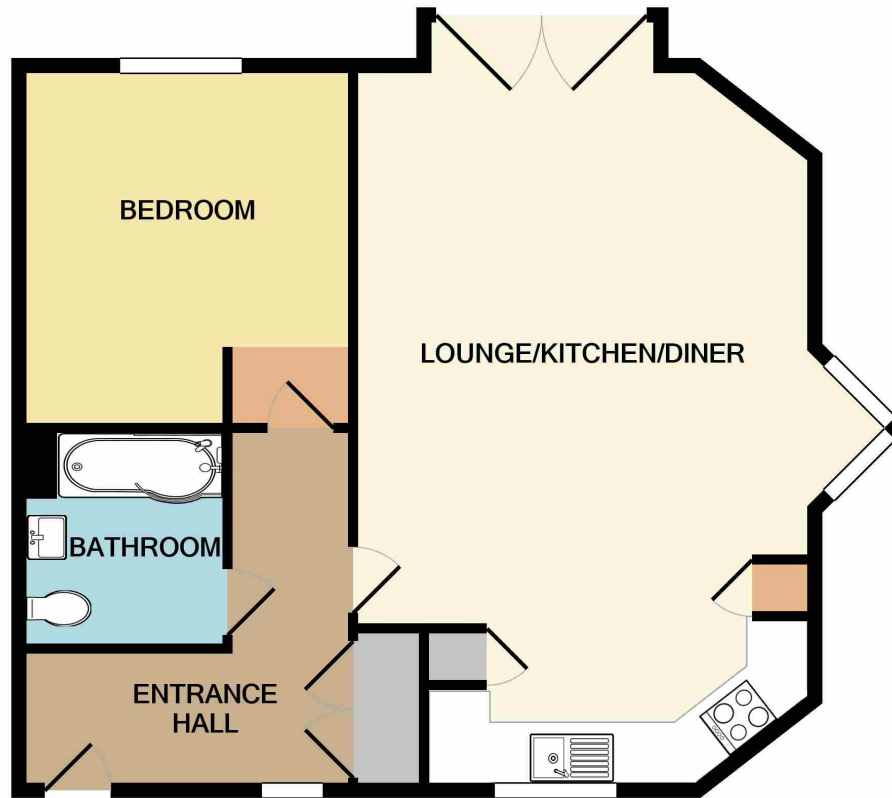
Lease Details

125 years as of January 2009 (110 years remaining)

Maintenance - £1085.00 per annum.

Ground Rent - £285.00 per annum.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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