



12, Cooks Way

Biggleswade,
Bedfordshire, SG18 0GY
Share of Leasehold £77,500

country
properties

This well presented one bedroom first floor apartment is situated on a small modern development in Cooks Way in the heart of Biggleswade just 0.6 miles from the Train Station and Town Centre and is offered at a 50% share for £77,500!! The property comprises; entrance hallway, open plan kitchen/lounge/diner, excellent size double bedroom, family bathroom and off road parking for 1 car. An ideal property for first time buyers which must be viewed!

- First floor apartment
- 17ft bedroom
- Open plan kitchen/lounge/diner
- Off road parking for 1 car
- Central location close to all amenities
- Viewing highly recommended
- Ideal purchase for a first time buyer!
- Council Tax Band B
- EPC Rating C

First Floor

Entrance Hallway

3' 3" x 3' 3" (0.99m x 0.99m)

Door to side aspect, laminate flooring, fuse box, coving to ceiling, security Intercom system.

Kitchen/Lounge/Diner

17' 8" (narrows to 10' 2") x 17' 0" (narrows to 5' 11") (5.38m x 5.18m)

Open plan kitchen/lounge/diner. The kitchen comprises; eye and base level units with work surface over, built in gas hob with extractor over, built in electric oven, fridge freezer, plumbing for washing machine, sink and drainer unit, ceramic tiled splash-back to walls, ceramic tiled flooring, two uPVC double glazed windows to the rear aspect, wall mounted gas fired boiler. The lounge/dining area comprises; coving to ceiling, radiator, airing cupboard housing hot water tank, loft hatch.

Bedroom One

17' 10" x 10' 1" (5.44m x 3.07m)

uPVC double glazed window to the front aspect, radiator.



Family Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

Panelled bath with shower attachment over, ceramic tiled splash-back, low level WC, wash hand basin with ceramic tiled splash-back, vinyl flooring, radiator and extractor fan.

External

Off road parking for 1 car.

Agents Notes

Rent - £170.13 per calendar month.

Service charge - £55.19 per calendar month.

99 Year Lease from 1/11/2006 (81 Years Remaining)

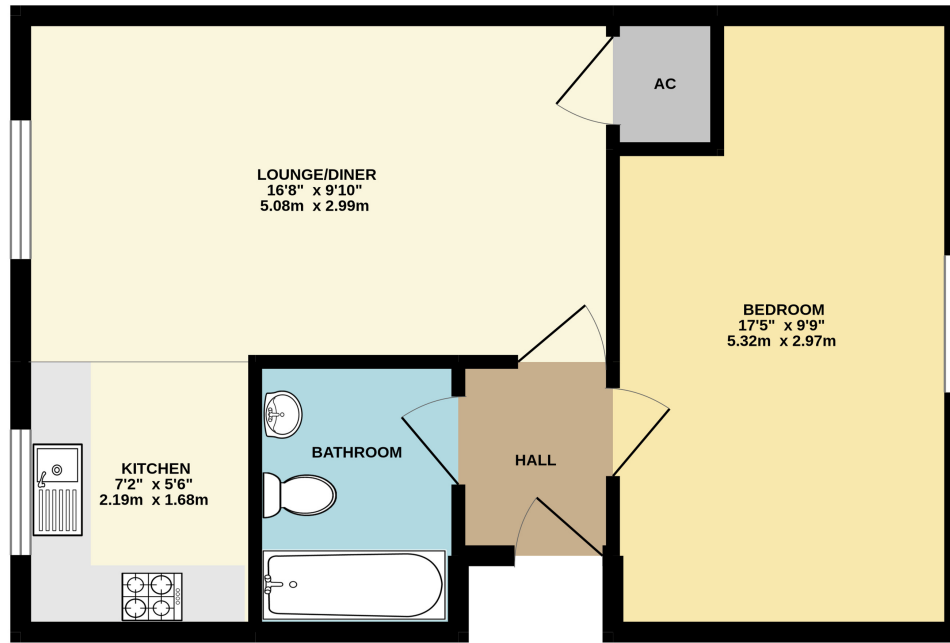
Purchaser should be registered with Stonewater Housing.

Purchasers would need to be on a minimum salary of £23,283 per annum.

Purchaser must have a minimum deposit of £7,750.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (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 FLOOR AREA: 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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