



12, St Johns Court

Biggleswade,
Bedfordshire, SG18 0DW

Leasehold - Offers in Region of £185,000

country
properties

Offered for sale with NO CHAIN but in need of some updating and re-decoration. Situated in a small development of similar styled properties this well located two-bedroom first floor maisonette is situated within walking distance of this popular up and coming market town with public transport links easily accessible, together with the town centre and its amenities which include coffee shops, restaurants, supermarkets, doctors' surgeries and public houses on your doorstep. An exceptional purchase for the first time buyer looking to put their own stamp on a property or the investor looking for their next project to turn around and re-sell or rent out achieving approx £1,100 pcm. This purpose-built property has accommodation affording entrance hall, living room, inner hallway, kitchen, bathroom and externally benefits from allocated parking and communal gardens.

- **First floor maisonette**

- Chain free
- Two bedrooms
- Off road parking
- Communal gardens
- Walking distance to town centre
- Council Tax band B
- EPC rating D

Accommodation

Entrance Hallway

Stairs rising to the first floor.

Living Room

13' 7" x 11' 7" (4.14m x 3.53m)

Window to the front aspect, built in cupboard, feature gas fire with white stone effect chimney, access to:-

Inner Hallway

Airing cupboard housing hot water tank, doors to:-

Kitchen

9' 2" x 6' 5" (2.79m x 1.96m)

Window to the front aspect, range of matching wall mounted and base level units with roll top work surface over and inset sink, space for a fridge/freezer, inset gas hob, plumbing for a washing machine.

Bedroom One

11' 9" x 8' 0" (3.58m x 2.44m)

Window to the rear aspect, built in double wardrobe, loft hatch.

Bedroom Two

8' 3" x 6' 6" (2.51m x 1.98m)

Window to the rear aspect.

Bathroom

Window to the rear aspect, WC, wash hand basin with pedestal, panelled bath with electric shower over.



Agent's Notes

Lease Details

The current vender is in the process of a lease extension to 999 years.

Lease Length - 125 years from 1 July 1976 (76 years remaining)

Service Charges - £500.00 per annum

Ground Rent - N/A

Biggleswade

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.





Total Area: 49.7 m² ... 536 ft²
 All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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