



**Saffron Road, Biggleswade Offers in Excess of £160,000**



**NO UPWARD CHAIN** - possible quick move! Stamp Duty-free for first-time buyers, making it an affordable option for starting your homeowner journey | **Investment Opportunity:** Attractive to both first-time buyers and investors, with strong rental potential due to location and condition | **Move-In Ready Condition:** Perfect for first-time buyers who want a hassle-free transition—no need for renovations or updates, just unpack and settle in | **Modern Open Plan Living:** Spacious, light-filled open-plan kitchen and living area, perfect for entertaining or relaxing | **Stylish Fitted Kitchen:** Sleek black cabinetry, warm wooden countertops, and modern fittings, designed for efficiency | **Contemporary Bathroom:** Modern grey and white tiled bathroom with a shower-over-bath | **Allocated Off-Street Parking:** Avoid the daily hassle of searching for a spot—your private parking space means convenience and peace of mind | **Central Location:** Walking distance to Biggleswade town centre, shops, restaurants, and local amenities | **Excellent Transport Links:** Just a 5 minute walk from Biggleswade mainline station, with fast connections to central London and Brighton. The A1(M) offers easy access for road commuters | **Close to Nature:** Easy access to countryside walks along the River Ivel and surrounding Bedfordshire countryside



Ready To Start Your Next Chapter? Whether you're leaving the nest, upgrading from a rental, or seeking a solid investment, this one-bedroom flat in Biggleswade offers the perfect blend of comfort, convenience, and independence.

#### **Location:**

Biggleswade's central location on the A1(M) corridor makes it ideal for commuters, with easy access to London in under 40 minutes by train. The town offers a mix of modern and traditional amenities, from independent boutiques, charming pubs, and restaurants, to big-name shopping at the nearby Retail Park. The surrounding Bedfordshire countryside, including the picturesque River Ivel, offers plenty of walking and cycling routes, making this location attractive to those seeking a blend of outdoor and urban living.

#### **PROPERTY HIGHLIGHTS:**

**Move-in Ready:** Completely refurbished within the last month, the flat has been beautifully updated with new windows, a modern kitchen, bathroom, replastered walls, fresh flooring and woodwork, and all-new electrical fittings. Every detail has been thoughtfully attended to, offering you a home that needs no work—just your personal touch.

**Open Plan Living:** The spacious open-plan living room and kitchen create a light, airy environment, perfect for entertaining or unwinding after a long day. The kitchen features an island—a great spot for casual meals or catching up over coffee—set off by warm oak block work surfaces, polished brass hardware, and a solid granite sink.

**Luxury Touches Throughout:** All light fittings and fixtures are of luxury quality, ensuring both elegance and durability throughout the home.

**Spacious Loft:** As an added bonus, the flat includes ownership of the entire loft, which has been fully boarded and fitted with lighting, offering fantastic storage potential.





**Cosy Bedroom:** The bedroom is compact yet well-proportioned, comfortably accommodating a double bed, bedside table, and chest of drawers. Natural light floods the space, making it the perfect retreat for restful sleep.

**Stylish Bathroom:** The sleek grey and white bathroom is both functional and luxurious, with porcelain tiles and a shower-over-bath, providing a serene space to start or end your day.

**Parking Convenience:** The property comes with its own allocated parking space, plus a visitors' space in the car park, making it easier for guests to visit.

### **Local Lifestyle:**

Biggleswade is fast becoming one of the area's most desirable towns due to its excellent transport links and peaceful surroundings. From the local market square to riverside walks, this is a place where modern life meets rural charm. Whether you're an active commuter or someone looking to embrace the quieter side of life, this flat offers the best of both worlds.

With the potential for a gross rental yield of approximately 6% per annum, it's also a solid investment opportunity. NO UPWARD CHAIN also means a possible quick move.

Take a look and secure this gem before someone else does!

### **| ADDITIONAL INFORMATION**

- Council Tax Band: A
- EPC Rating: C
- Leasehold: 960 Years Remaining
- Service Charge: £400.00 P.A.
- Ground Rent: £100.00 P.A.

### **| FIRST FLOOR**

Open Plan Living Space: Approx 17' 7" x 10' 7" MAX (5.36m x 3.23m)

Bedroom: Approx 8' 2" x 6' 9" (2.49m x 2.06m)

Bathroom: Approx 5' 8" x 5' 6" (1.73m x 1.68m)

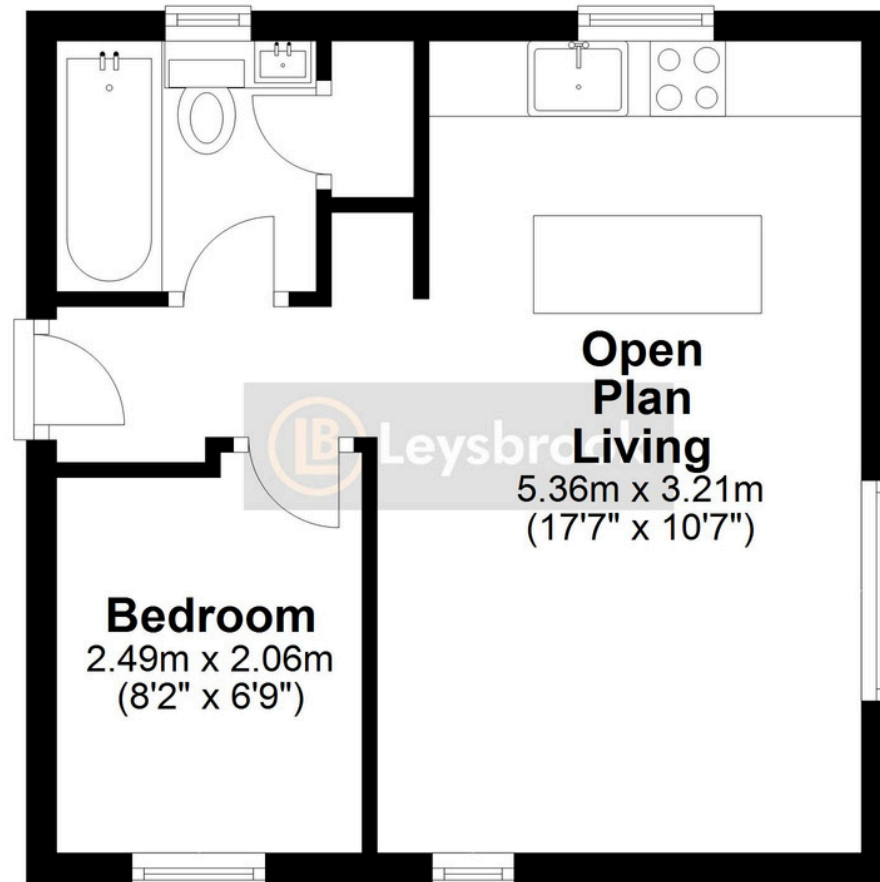
### **| OUTSIDE**

Allocated off road parking to the rear



# First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



**Total area: approx. 28.7 sq. metres (309.4 sq. feet)**

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	