



St Andrews Street, Biggleswade, Bedfordshire. SG18 8BA







## 2 Bedroom Flat

### £185,000 Leasehold

Looking to get on the property ladder or for a low maintenance buy-to-let property? This two-bedroom first floor apartment on the outskirts of the town centre would be ideal!

- First floor apartment
- Own private entrance
- New windows
- Modern kitchen and bathroom
- Allocated parking space
- Footsteps away from town and station
- Lease - 120 years remaining
- Service charge - £86 pcm
- Ground rent £125 pa
- EPC rating C. Council tax band B



**First Floor:****Living Room:**

Abt. 15' 4" x 9' 9" (4.67m x 2.97m) Entry via front door. Double glazed window to front aspect. Storage cupboard. Carpet flooring. Radiator. Doorway to kitchen.

**Kitchen:**

Abt. 11' 8" x 5' 5" (3.56m x 1.65m) L-shaped kitchen with a range of wall and base units. Wood effect laminate worksurfaces. Two-seater breakfast bar. Stainless steel sink and drainer. Electric oven with overhead extractor fan. Under counter space for washing machine and fridge freezer. Wall mounted combination boiler. Window to front aspect.

**Bedroom One:**

Abt. 11' 4" x 9' 5" (3.45m x 2.87m) Situated towards the rear of the property is this large double bedroom with window to rear aspect. Carpet flooring. Radiator.

**Bedroom Two:**

Abt. 14' 8" x 9' 9" (4.47m x 2.87m) A large single bedroom or home office with window to rear aspect. Carpet flooring and radiator.

**Bathroom:**

A three-piece bathroom suite comprising of a shower cubicle, low level WC and wash hand basin with vanity unit. Marble effect wall tiling. Tiled flooring.

**External:****Entrance and Parking:**

To the front of the property is the communal car park. A concrete staircase rises to the first floor leading to the front door.

**Additional Information:****Agents Notes:**

All windows and front door replaced in 2023.

Draft details yet to be approved by the vendor and maybe subject to change.

**About the Area:**

Ideally located on the outskirts of Biggleswade Town Centre with a wide range of shops, pubs and restaurants, offering something for everyone.

The train station 0.3 miles away with direct links into London's Kings Cross St Pancras, with a journey time of approximately 30 minutes, making this property ideal for commuters, first time buyers and investors alike!

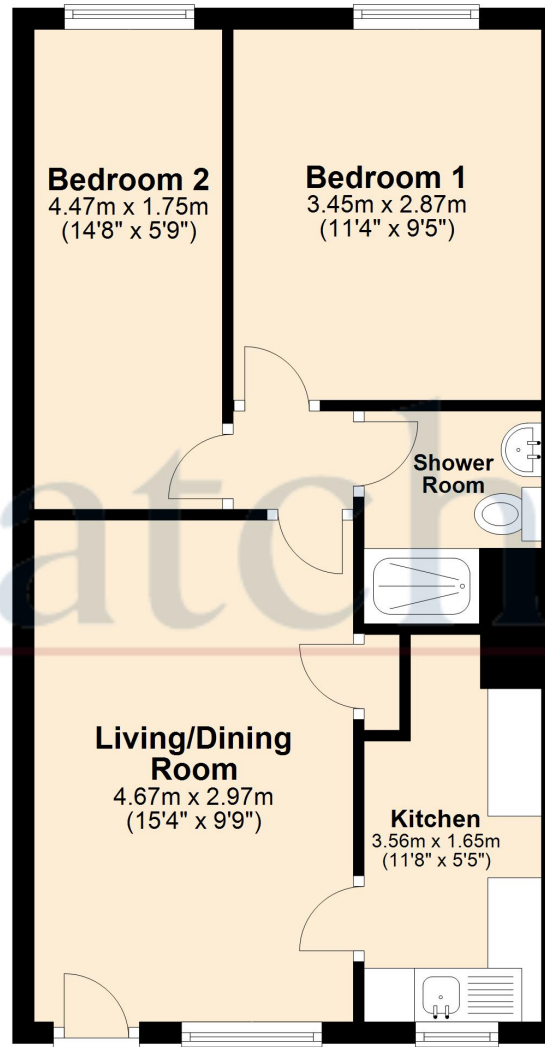
Biggleswade also offers local schooling, doctors, dentists, leisure centre and a large retail park with high street stores such as Next, Marks & Spencer, Boots and B&Q. There is also easy access to major trunk roads such as the A1 and M1.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.