



# 22, Back Street

Biggleswade,  
Bedfordshire, SG18 8JA  
Leasehold £165,000

VICTORIA PLACE

PRIVATE  
CAR PARK  
HOSE COURT  
RESIDENCE ONLY

country  
properties



Offered for sale with NO CHAIN, this recently refurbished one bedroom ground floor apartment is situated just minutes away from the town's main line train station and town centre. The property boasts double glazing throughout, gas central heating and newly decorated accommodation comprising of entrance hallway, one bedroom, lounge, newly fitted kitchen with appliances and a newly fitted bathroom. Externally there is one allocated parking space. An ideal first-time buy or investment purchase with a yield of 5%.

- NO CHAIN
- Ground floor apartment
- One bedroom
- Refurbished throughout
- Kitchen with appliances
- Re-fitted bathroom
- Allocated parking
- Central location close to all amenities
- Long lease remaining!
- Council Tax band A & EPC rating C

## Accommodation

### Entrance Hallway

Oak effect laminate flooring, radiator, built in cupboard with radiator, doors to:

### Lounge

12' 3" x 11' 6" (3.73m x 3.51m)  
Oak effect laminate flooring, double glazed window to the rear aspect, radiator, built in cupboard housing the wall mounted gas boiler, coving, opening to:

### Kitchen

8' 6" x 5' 5" (2.59m x 1.65m)  
Newly fitted with a range of matching wall mounted and base level units with a roll top work surface over, inset stainless steel sink with mixer tap, fridge, electric oven with extractor filter over, washing machine.



## Bedroom One

11' 7" x 8' 6" (3.53m x 2.59m)

Oak effect laminate flooring, double glazed window to the front aspect, radiator, coving.

## Bathroom

Oak effect laminate flooring, panelled bath with mixer tap and rainfall shower attachment over, wash hand basin with vanity unit below, WC, heated towel rail, extractor fan.

## External

Allocated parking for one car.

## Agent's Notes

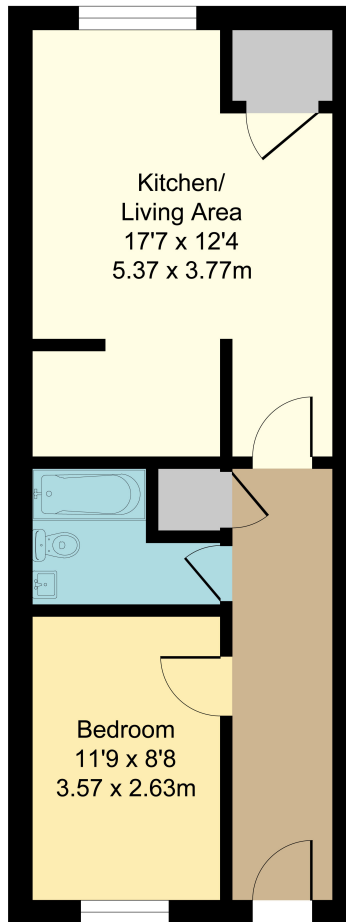
## Lease Details

Lease Length - 999 years from 25 December 1984 (959 years remaining)

Service Charge - £340.00 per annum

Ground Rent - N/A





Total Area: 41.2 m<sup>2</sup> ... 444 ft<sup>2</sup>

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	72	74
(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

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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