


40 Saffron Court, SG18 8DR

THOMAS MORRIS







## Asking Price: £230,000
## Leasehold
### Saffron Court, SG18 8DR

- Two Bedrooms
- Ample Storage
- Low Service Charge, No Ground Rent
- Modern Refitted Shower Room
- First Floor Maisonette
- Allocated Parking
- 0.2 Mile Walk from Train Station
- Bright and Airy Throughout
- Approx. 982 Year Lease
- EPC: TBC

Rarely available with no onward chain, a spacious two-bedroom first floor maisonette just a 0.2 mile walk from Biggleswade mainline train station.

An entrance porch and stairs to the first floor open into a bright, spacious living/dining area with ample storage, leading to a fitted kitchen with integrated appliances and space for further. Adjacent is the modern fully tiled shower room, the light principal bedroom with fitted wardrobes and second small double bedroom.

The property benefits from communal front and rear gardens, an allocated parking space and visitor bay, loft access for handy storage, combination boiler and new front door in 2018!

Bursting with convenience the property is located at the end of a cul-de-sac just a 0.2 mile walk into Biggleswade Market Square which offers independent businesses, shops, doctors' surgery and bus station with routes to surrounding towns and villages.

Tenure: Leasehold- approx. 982 years remaining.
Lease term is 990 years from 1st January 2018.
Ground Rent- NIL
Service Charge- £525 per annum, paid yearly.
The owner has advised a suggested increase of service charge to £550 per annum as of January 2026.
Local Authority: Central Bedfordshire
Council Tax Band: A
EPC: TBC





**<u>Ground Floor</u>**
**Entrance Porch** *3 x 2'4" (3 x 0.7m)*.

**<u>First Floor</u>**
**Living/Dining Room** *11'6" x 13'9" (3.5m x 4.2m)*.

**Kitchen** *6'5" x 9 (1.96m x 9)*.

**Hallway** *3'5" x 3'1" (1.04m x 0.94m)*.

**Bedroom 1** *8'6" x 12'10" (2.6m x 3.9m)*.

**Bedroom 2** *6 x 8'11" (6 x 2.72m)*.

**Hallway** *2'7" x 6'7" (0.79m x 2m)*.

**Shower Room** *7 x 4'11" (7 x 1.5m)*.



**<u>Outside</u>**
**Communal Gardens**

**Allocated Parking Space**

**Visitor Parking**

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 plus VAT (£72) for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.




We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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