



Claremont Court

Rose Lane, Biggleswade,
Bedfordshire, SG18 0JZ

£245,000

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This charming Grade II listed first-floor apartment offers a wonderful blend of character and modern comfort, and is nestled in the Town Centre of Biggleswade making it an ideal first-time purchase or investment. This property is just 0.4 miles to Biggleswade Train Station, a very short walk – perfect for commuters!!

Boasting two well-proportioned bedrooms, the property is rich in period features, including impressive high ceilings and original exposed beams that add warmth and personality throughout. The spacious lounge is flooded with natural light, enhanced by stylish Velux windows fitted with electric remote-controlled blinds, creating a bright and airy living space perfect for both relaxing and entertaining.

The layout flows seamlessly, with a well-appointed kitchen and a thoughtfully designed floor plan that maximises both space and functionality. Both bedrooms are generously sized, offering comfortable accommodation, while the overall apartment benefits from an abundance of natural light in every room, giving it a welcoming and uplifting atmosphere. Set within a characterful building, this unique home combines historic charm with modern convenience, making it a rare and appealing opportunity for buyers seeking something unique.

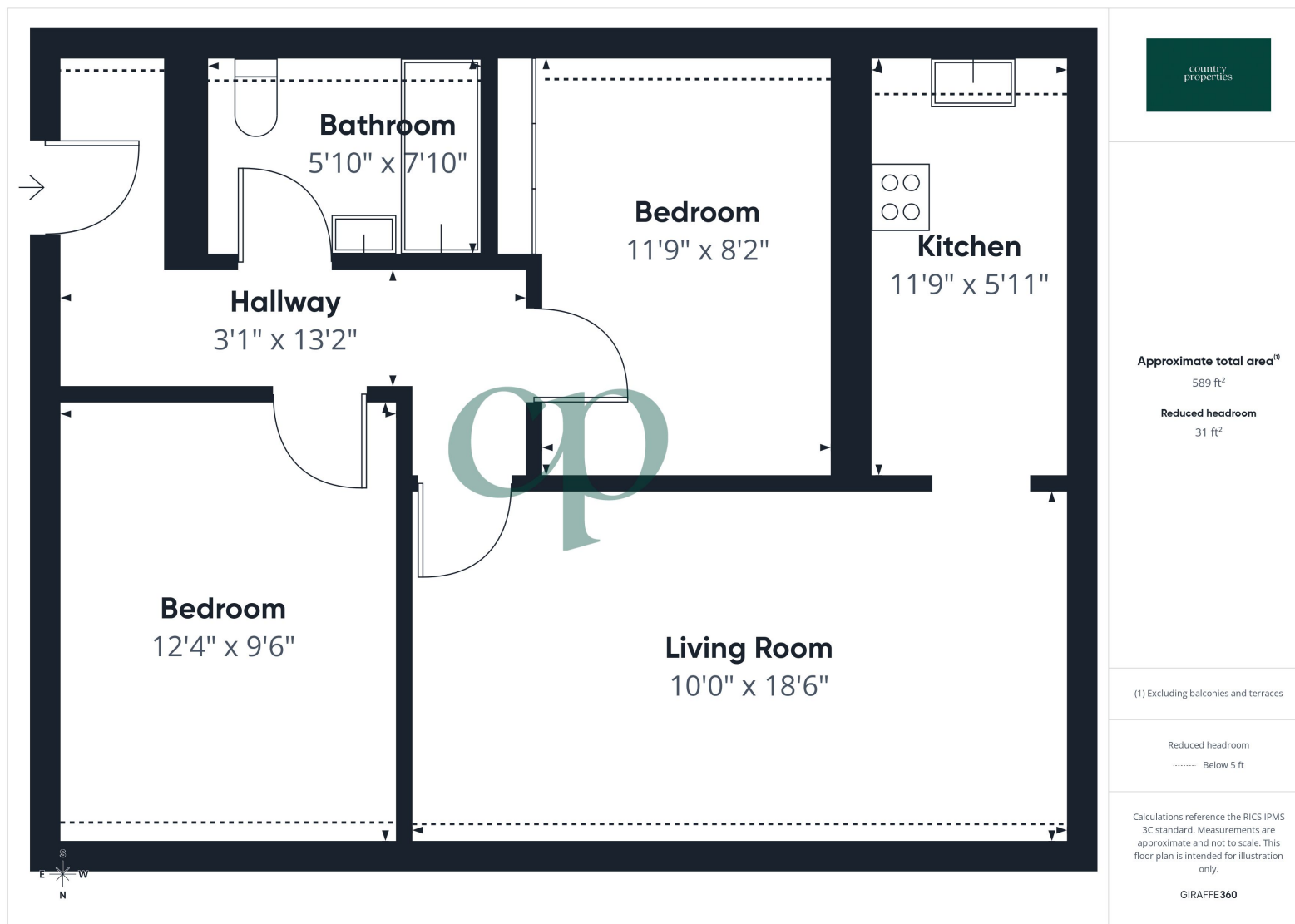
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Secure Allocated parking
- Perfect for commuters – very short walk to Biggleswade Train Station
- Town center location
- Two double bedrooms
- Grade II Listed building – combination of character features and modern amenities
- Lots of natural light
- High ceilings and exposed beams
- Great for a first time buyer or investor
- Ground rent – £130 PA – Rent Review Period – Every 25yrs– Service Charge – £2064.21 PA









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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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