



Kingsfield Road

Biggleswade,
Bedfordshire, SG18 8AT
£259,500

country
properties

This very well presented two-bedroom apartment is situated in the Saxon Gate Development in Biggleswade, and has been thoughtfully updated by its current occupier.

Situated on the first floor, this stunning apartment features a hallway with ample storage cupboards, leading to the generously sized living room, with dual aspect windows, one to the side and a Juliet balcony to the front of the property. Leading on from the living room is the spacious kitchen, featuring ample storage cupboards and work surfaces, and three Velux windows, flooding the apartment with natural light. There are two well-sized double bedrooms – the master bedroom includes built-in storage and double doors leading to a balcony area – ideal for the summer months. The bathroom has been modernised in recent years, and features an impressive walk-in shower, light up mirror, wash hand basin and W.C.

This stunning apartment is a great opportunity for first time buyers, downsizers and investors alike – one not to be missed! Early viewing is advised.

Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

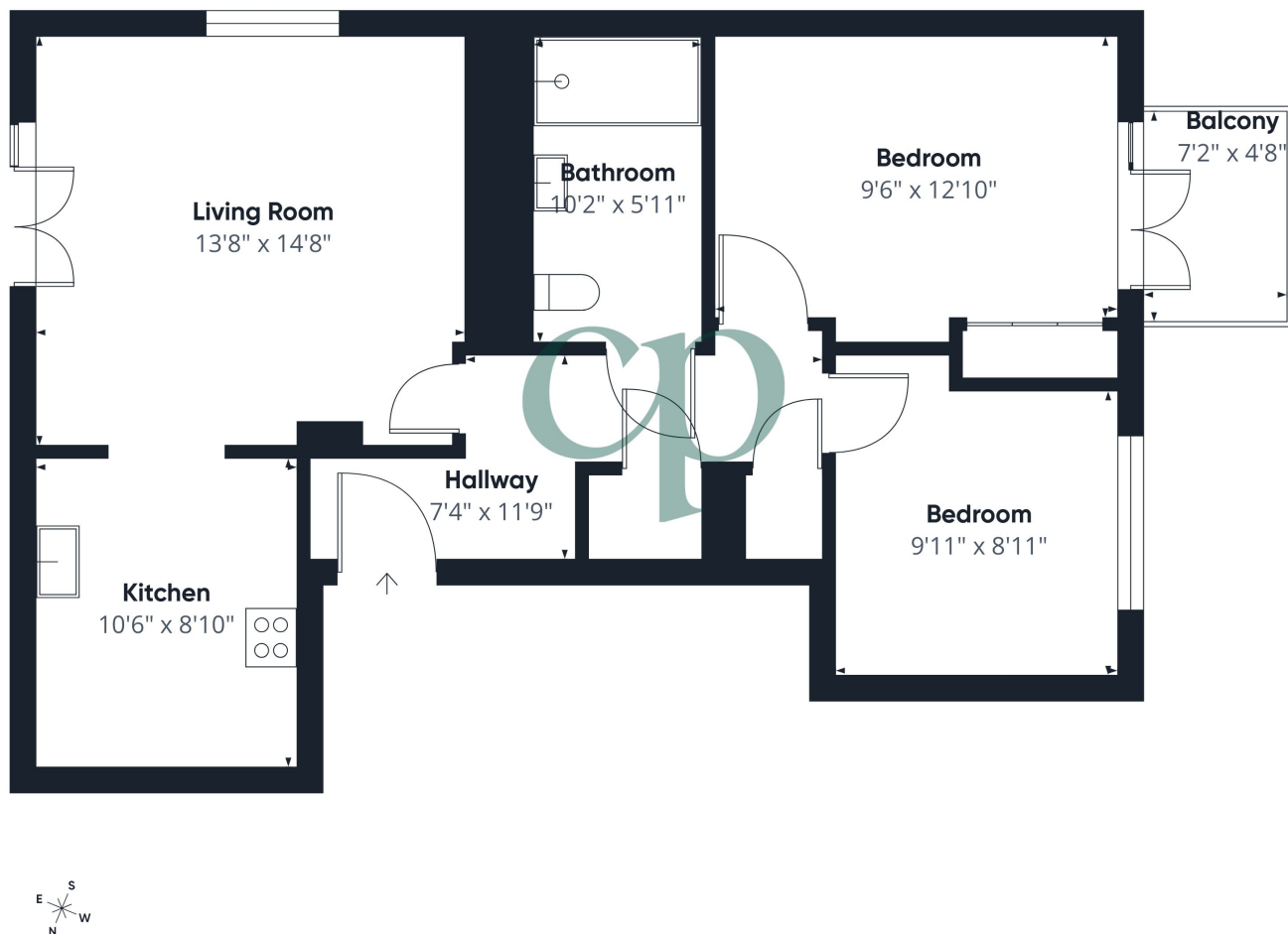
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Two Double Bedrooms
- Beautifully Presented Throughout
- Balcony Off The Master Bedroom
- Leasehold – 104 yrs Remaining
- Service Charge – £1695 PA
- Council Tax Band B – EPC Rating C







Approximate total area⁽¹⁾684 ft²

Balconies and terraces

33 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78 80
(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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