

The image shows the rear garden of a modern brick house. The garden is paved with light-colored gravel. In the center, there is a black metal table with a round top and four legs. To the left, there is a wooden fence made of vertical slats. To the right, there is a black metal bench. The house is made of red brick and has a dark brown door with the number 106. There is a white-framed window with shutters on the right wall. A black downspout runs down the side of the house. The sky is blue with some clouds.

Urban Way

Biggleswade,
Bedfordshire, SG18 0HT
£170,000

country
properties

We are delighted to present this spacious, chain-free apartment, offered in excellent move-in condition.

Beautifully proportioned throughout, the property features two well-appointed bedrooms, a versatile home office that could also serve as a third bedroom, a generous lounge with an attractive feature fireplace as its centrepiece, a spacious kitchen, and a modern family bathroom. Storage is also generous.

Outside, you'll enjoy the benefit of a private garden, perfect for entertaining guests or unwinding in the warmer months. To the front, the apartment enjoys an open outlook across fields, creating a peaceful setting rarely found. Combining generous living space, and flexible accommodation, this fantastic home is not to be missed.

Early viewing is highly recommended.

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.

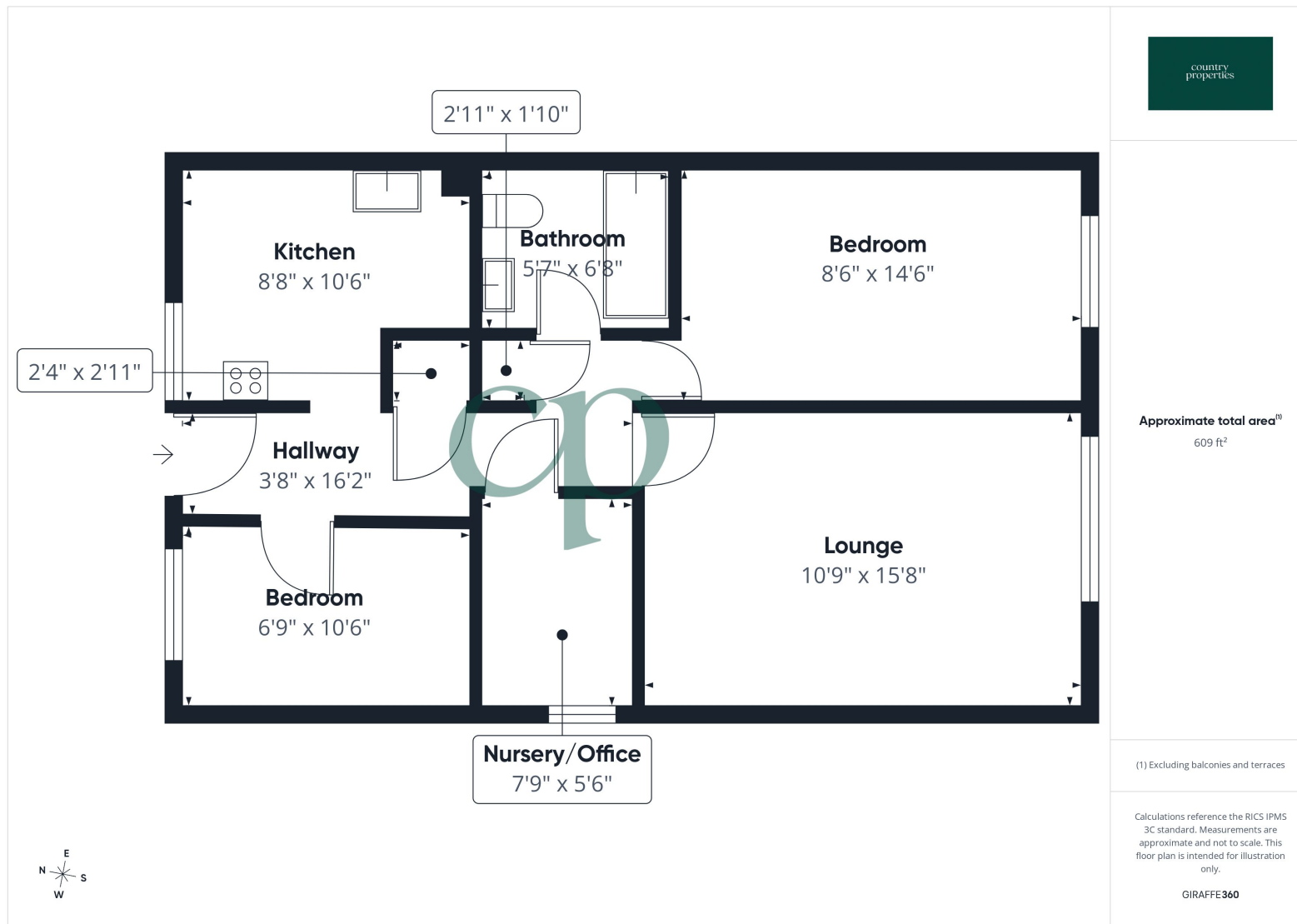
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- 2/3 Bedroom Apartment
- Ground Floor
- Private Garden
- Own Front Door
- Turnkey Condition
- Chain Free
- 116 Years Remaining on Lease
- Service Charge - £962 pa paid quarterly
- EPC Rating C









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	70	76

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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