

7 Honeysuckle Close, Biggleswade, SG18 8ST

THOMAS MORRIS







Asking Price: £140,000
Leasehold

Honeysuckle Close, Biggleswade, SG18 8ST

- Ground Floor Apartment
- Lease Extension Underway
- One Double Bedroom
- Allocated Parking Space
- No Forward Chain
- 1.2 Mile Walk To Station
- Close to Leisure Centre and Local Shops
- Communal Garden
- Leasehold
- Energy Rating: D / 60

Offered to the market with no forward chain, this well-presented one-bedroom ground floor apartment is an excellent opportunity for first-time buyers, downsizers, or investors. The property also benefits from a lease extension currently being processed, offering added reassurance and future value for the new owner.

Ideally situated within easy reach of a range of local amenities, including the Retail Park and Leisure Centre, the apartment also provides excellent access to the A1, making it ideal for commuters.

The accommodation comprises an entrance hallway with a useful storage cupboard, a bright and spacious living room overlooking the communal gardens, a fitted kitchen with white goods included, a good sized bedroom with a built-in wardrobe, and a wet room.

Externally, the property enjoys well-maintained communal gardens, perfect for relaxing during the warmer months, along with the added benefit of an allocated parking space.

Tenure - Leasehold (66 Years Remaining)
Lease End Date - 01/01/2093
Ground Rent - £175 Per Annum
Service Charge - £1300 Per Annum
Local Authority - Central Bedfordshire Council
Council Tax Band - A
EPC - D / 60

Accommodation

<u>**Ground Floor**</u>

Entrance Hall

Living/Dining Room *16'1" x 9'4" (4.9m x 2.84m)*.

Kitchen *8'8" x 5'9" (2.64m x 1.75m)*.

Bedroom *10' x 9'6" (3.05m x 2.9m)*.

Wet Room *8'7" x 5'2" (2.62m x 1.57m)*.

<u>**Outside**</u>

Communal Garden

Allocation Parking Space







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 £80 incl. VAT 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.

Disclaimer
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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