





Kennedy & Foster

1 Claremont Court

Biggleswade

SG18 0JZ

£180,000

- UNIQUE
- SEMI DETACHED PROPERTY
- PICTURE WINDOWS
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- GAS RADIATOR HEATING
- MEZZANINE LOUNGE ON FIRST FLOOR
- ALLOCATED PARKING
- CHAIN FREE







Centrally located ONE bedroom semi-detached Grade II listed property is conveniently within walking distance to the Town Centre and Train Station. Claremont Court is situated behind gated access and the property has a benefit of allocated parking. Unique accommodation with the lounge on the first floor. Contact Kennedy & Foster The Sole Agents to arrange your viewing on this Chain Free property.

DOUBLE OPENING DOORS INTO:

ENTRANCE HALL
Spiral staircase to first floor. Radiator, cupboard housing meters, windows to side and rear, consumer unit. Doors to:

KITCHEN
10' 9" x 6' 3" (3.28m x 1.91m) Wall, base and drawer units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Space for washing machine and dishwasher. Built in electric oven with gas hob, wall mounted gas boiler, window to front. All white goods will be included as part of the sale.

BATHROOM
Panelled bath with mixer tap and shower attachment. Low level w.c. pedestal basin, tiled floor, radiator, fully tiled walls.

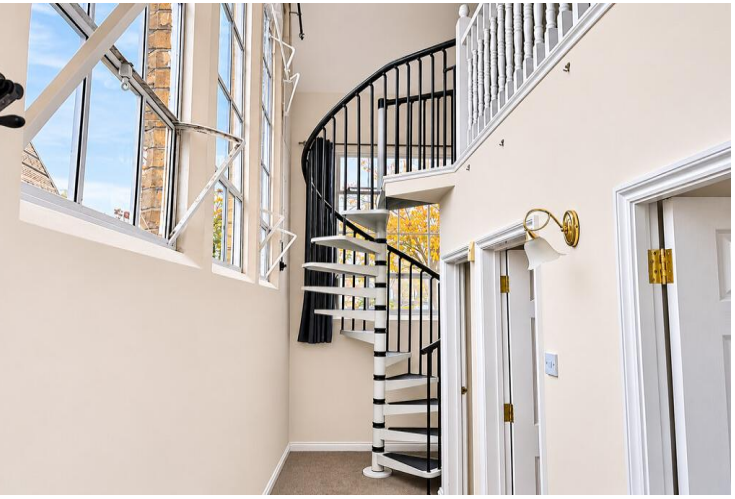
BEDROOM
9' 01" x 7' 10" (2.77m x 2.39m) Radiator, window.

FIRST FLOOR

LOUNGE
20' 00" x 11' 01" (6.1m x 3.38m) Open plan, loft hatch, radiator.

OUTSIDE
Gated vehicular and pedestrian access, leading to properties and communal areas. Allocated parking. Visitor parking space is also available as well as parking for additional vehicles close by.

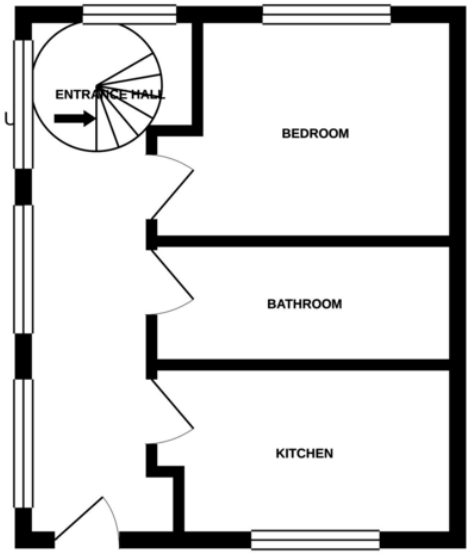
LEASE DETAILS
Lease Details - 125 years from 29th September 2003
Ground Rent: £130 per annum
Service Charge: £1,674.39 per annum



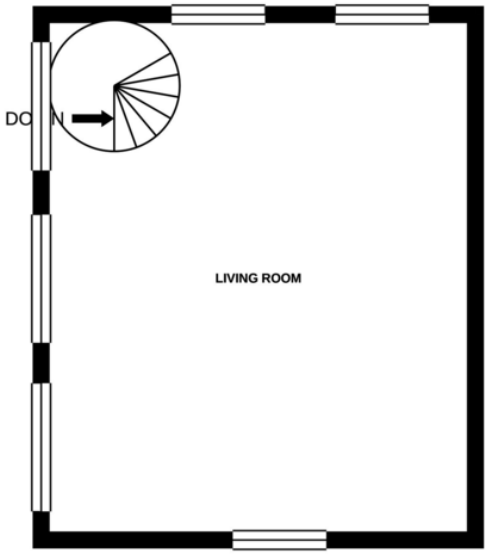




GROUND FLOOR
26.0 sq.m. (280 sq.ft.) approx.



1ST FLOOR
26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA : 52.1 sq.m. (560 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

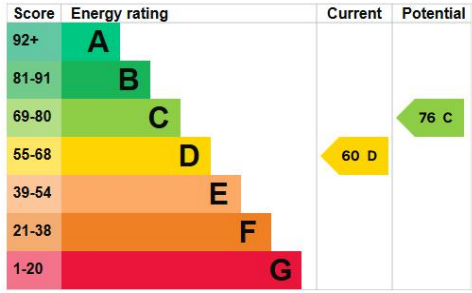
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.