



**Kennedy
& Foster**

21 Millers Court

Biggleswade

SG18 0AL

£165,000

- GREAT LOCATION WITHIN MILLERS COURT WITH SIDE OR FRONT DOOR ACCESS
- TWO BEDROOM WELL PRESENTED APARTMENT
- OVER 55's
- SHOWER ROOM
- WALKING DISTANCE TO TOWN CENTRE
- COMMUNAL GARDENS
- CHAIN FREE



Nicely situated within Millers Court, this over 55's two bedroom well presented apartment with views over the communal gardens. Situated on the first floor, the property comprises of: entrance hall, lounge, kitchen, two bedrooms and a shower room. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Intercom and emergency pull cord, coving to ceiling, airing cupboard, built in storage cupboard with sliding doors. Door to:

LOUNGE

16' 11" x 10' 3" (5.16m x 3.12m) Storage heater, uPVC double glazed window with views over communal gardens, electric log flame fire, emergency pull cord, coving to ceiling.

KITCHEN

10' 3" x 5' 10" (3.12m x 1.78m) Wall, base and drawer units with work surface over, stainless steel single drainer sink unit with mixer tap, space for washing machine, dishwasher and fridge/freezer. uPVC double glazed window to front. Built in oven, gas hob and extractor, emergency pull cord, door to entrance hall.

BEDROOM ONE

uPVC double glazed window over looking communal gardens, fitted bedroom furniture to include overhead storage, coving to ceiling, emergency pull cord.

BEDROOM TWO

9' 5" x 6' 10" (2.87m x 2.08m) uPVC double glazed window to front, storage heater, coving to ceiling.

SHOWER ROOM

Double shower cubicle with shower over, WC, wash hand basin with cupboard under, wall mounted electric heater, heated towel rail, emergency pull cord, extractor fan.

OUTSIDE

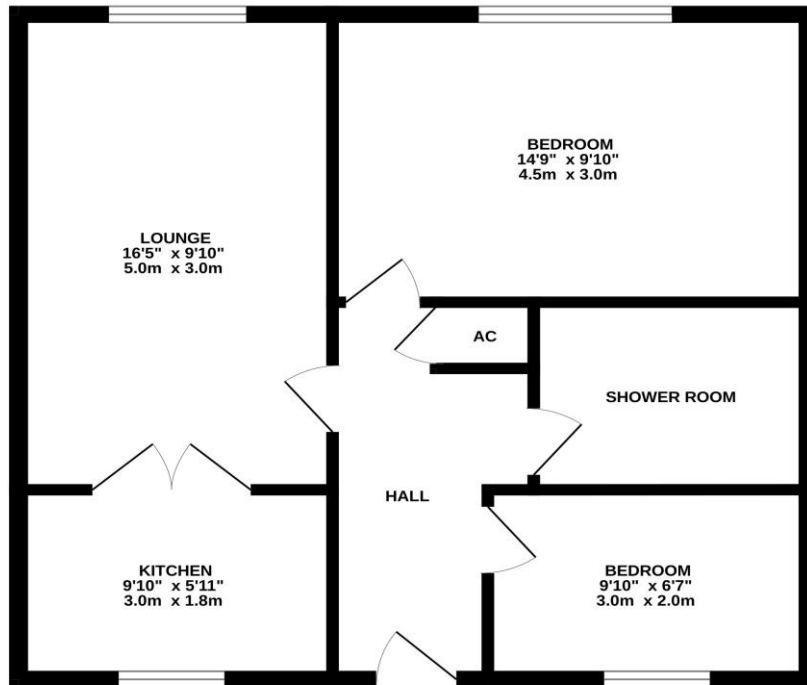
Communal gardens

AGENT NOTES

Lease Details: 125 years from 1 January 1991
Service Charge: £293.10 Per Month (To be reviewed 2027/2028)
Ground Rent: TBC



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.