



HARVEY ROBINSON

Guide Price

£200,000

Rose Lane

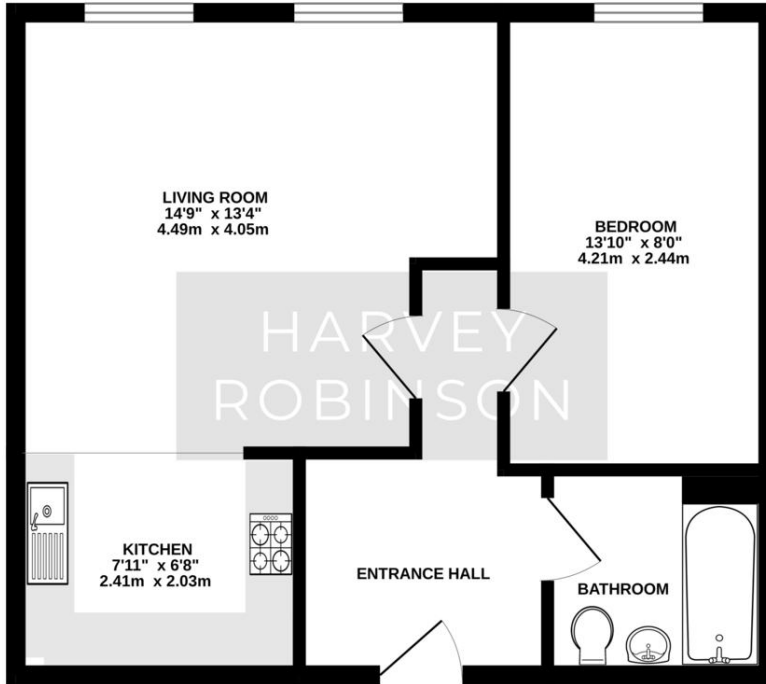
Biggleswade, SG18 0JZ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward this unique one double bedroom apartment situated within a secluded gated development formed within a Grade II listed former Victorian school located within walking distance of Biggleswade town centre and train station making the property ideal for the commuter. Boasting high ceilings throughout, the accommodation in brief consists of an entrance hall, and a good size lounge/dining room open-plan to a kitchen. One double bedroom and a fitted bathroom completes the internal living space. The property has an allocated parking space which is accessed via electronic gates. The well maintained walled communal grounds includes visitor parking spaces and a communal courtyard. Located in an enviable position within the town, the property is within easy reach of local amenities, beautiful countryside walks along the River Ivel and main road access North and South via the A1. Biggleswade Town has various High Street shops, bars and restaurants to choose from with further big brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it an ideal home for the first-time buyer or investor alike. Early viewings are strongly advised to avoid disappointment and can be done so by contacting our Biggleswade estate agent offices.





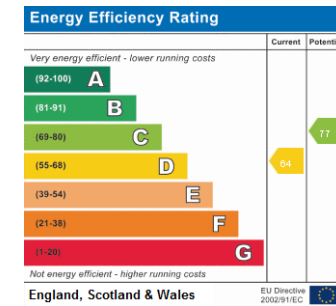
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA - 453 sq.ft. (42.1 sq.m.) approx.
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FAQs

Property Tenure: Leasehold
Conversion Completed: 2005
Council Tax Band: B
Lease Length: 104 years of 125 remaining
Ground Rent Review : Bi-annual (May & November)
Ground Rent: £65 P/A
Maintenance Charge: £130 P/A
Service Charge - Review ed Annually - (January)
01/01/2024 - 31/12/2024 - £1,676.22
EPC Rating: D
Anticipated Rental Income: £750.00 PCM



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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