



The George Court Station Road, Biggleswade - SG18 8AJ

Guide Price £160,000



HARVEY  
ROBINSON

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- PRIVATE ENTRANCE
- REFITTED SHOWER
- SEPARATE KITCHEN
- ALLOCATED PARKING
- COMMUNAL GARDEN
- CLOSE TO THE TRAIN STATION AND TOWN CENTRE
- CHAIN FREE
- IDEAL FIRST TIME / INVESTMENT PURCHASE

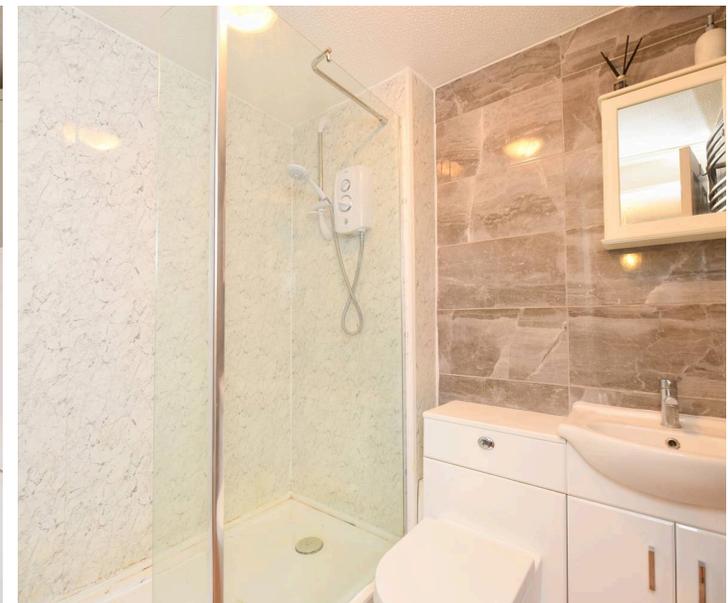
We are delighted to offer for sale, with no onward chain, this spacious one bedroom ground floor apartment benefiting from its own private front door.

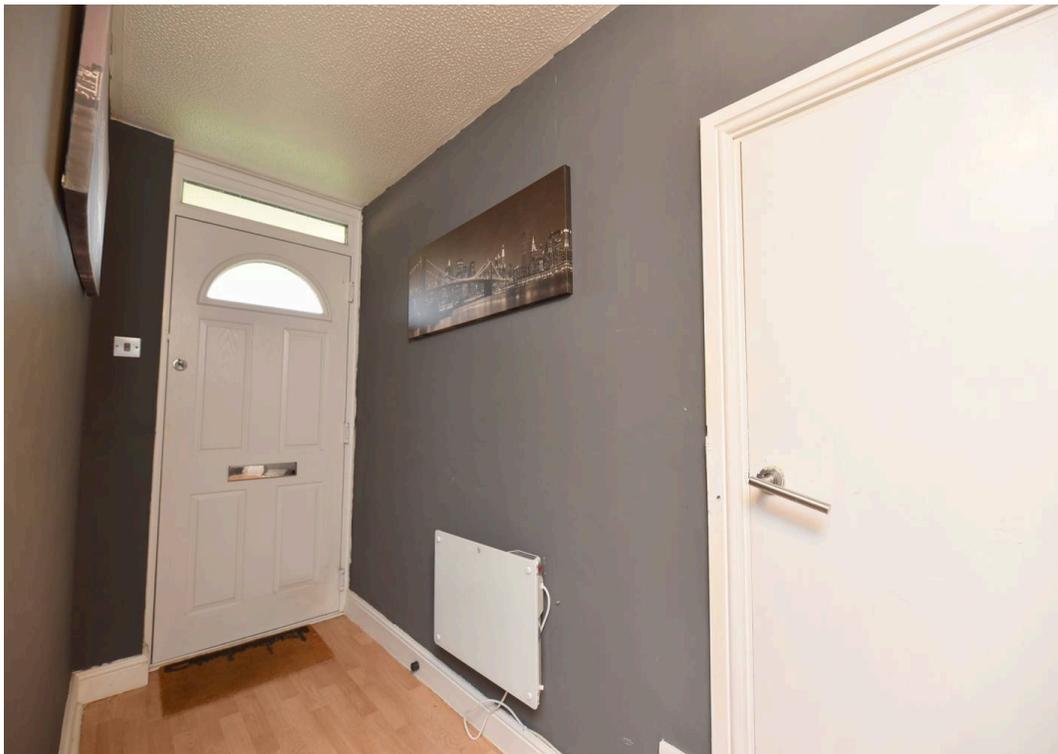
The property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, investors, or those looking to downsize. Upon entering the apartment, you are welcomed into a bright and spacious lounge providing ample space for both living and dining.

The property further benefits from a separate kitchen, offering practical workspace and storage. The bedroom is a generous size and features built-in storage, helping to maximise the available space. A modern refitted shower room completes the internal accommodation.

Externally, residents can enjoy access to a communal garden, ideal for relaxing outdoors, and the property also benefits from allocated parking with visitors parking too.

The apartment is ideally located next to the train station, making it perfect for commuters or investors, and is within easy walking distance of the town centre with its range of shops, restaurants and local amenities.





## LOCATION AND AMENITIES

Ideally situated within walking distance of Central Square, the property is conveniently close to a variety of local amenities including a convenience store, popular café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This property would make an excellent first-time purchase or investment opportunity. Biggleswade town centre lies just over a mile away, offering a range of shops, bars, and restaurants. Additional retail options are available at the nearby A1 Retail Park. For commuters, Biggleswade mainline train station provides direct access to London King's Cross and St Pancras in approximately 40 minutes.

Council Tax band: A

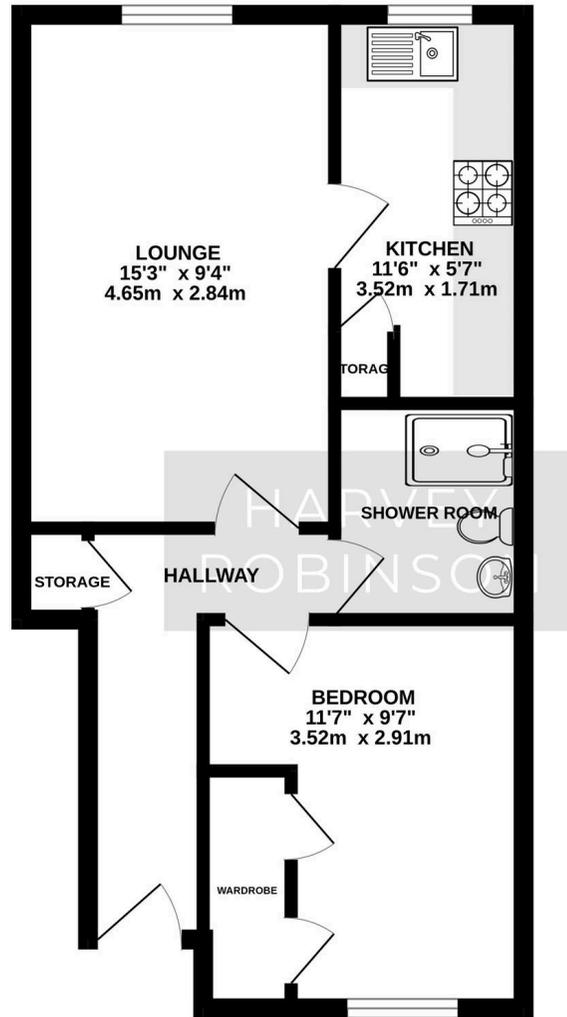
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.  
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### FAQ'S

Property Tenure: Leasehold

Property Built: 1980's

Council Tax Band: A

Lease length: 999 years

Service Charge: £500 Per year (including ground rent)

Potential Rental Income: £650pcm

Communal Garden Aspect: West

Primary School Catchment: St Andrews / Biggleswade Academy

Secondary School Catchment: Edward Peake / Stratton

Postcode for SatNav: SG18 8AJ

What3Words Location: ///villager.smirking.handfuls

### SERVICES

Heating: Electric

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

### TRAVEL

Distance to A1: 1 mile

Biggleswade Railway Station: 2 minute walk

Cambridge: 21.1 miles

Bedford: 12.5 miles

London: 46.0 miles

