



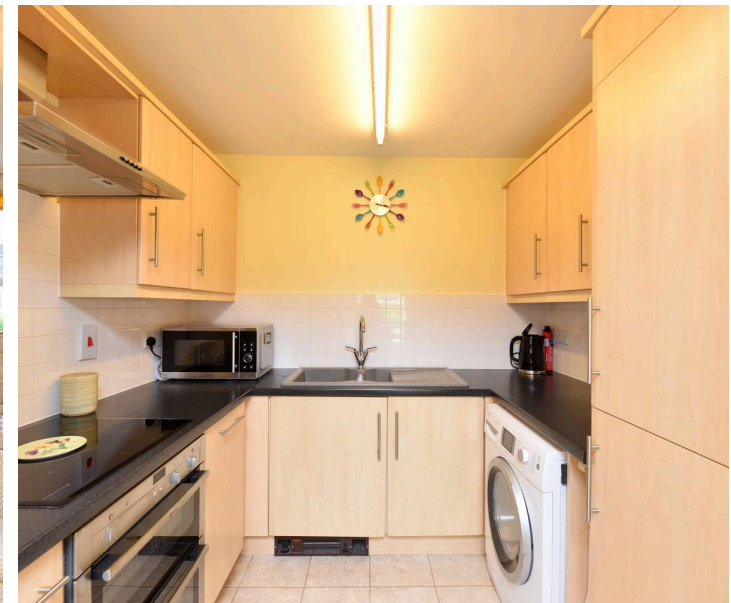
Cooks Way, Biggleswade - SG18 0GY

Guide Price £215,000



HARVEY
ROBINSON

- NO ONWARD CHAIN
- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- SPACIOUS OPEN PLAN ACCOMMODATION
- EN-SUITE TO PRINCIPAL BEDROOM
- JULIET BALCONY
- ALLOCATED PARKING SPACE
- WELL PRESENTED THROUGHOUT
- SHORT DISTANCE TO TOWN CENTRE AND MAINLINE STATION
- IDEAL FIRST TIME BUY / DOWNSIZE





We are pleased to offer for sale this well-presented first-floor apartment, available with no onward chain. Ideally located close to a range of local amenities, this property offers comfortable and convenient living.

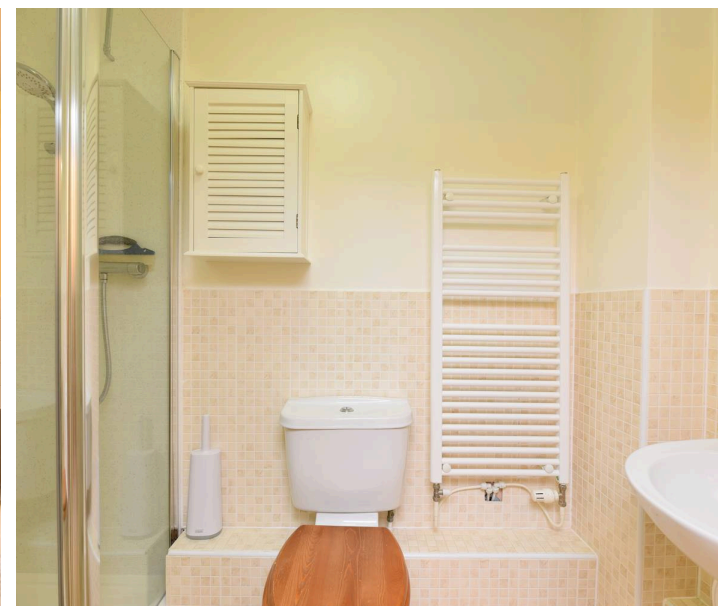
The apartment features two well-proportioned bedrooms, with the principal bedroom benefiting from a Juliet balcony and its own ensuite shower room. There is also a contemporary family bathroom serving the rest of the property.

The open-plan living space creates a bright and welcoming atmosphere, combining the lounge, dining, and kitchen areas into a practical and sociable layout, ideal for both everyday living and entertaining.

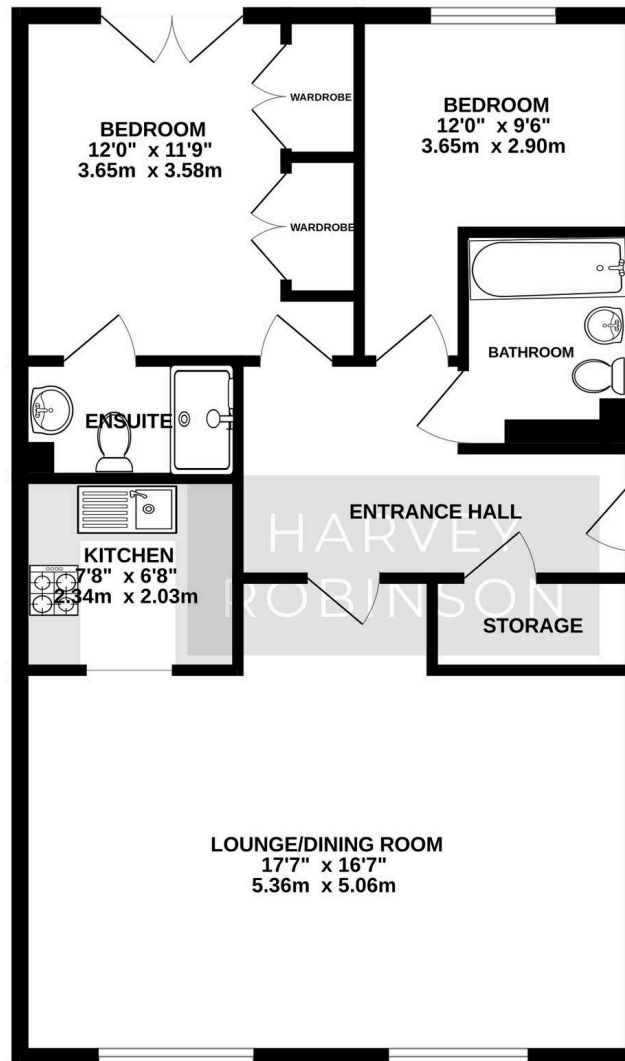
Outside there is allocated parking for one vehicle included as well as street parking surrounding the property, ensuring convenience for residents and visitors alike.

LOCATION AND AMENITIES

Situated just a short distance from the town centre, this property is ideally positioned within easy reach of a wide range of local amenities, schools, and scenic countryside walks along the nearby River Ivel. Biggleswade town centre is less than a mile away and offers a variety of shops, bars, and restaurants, with further big-brand retailers available at the nearby Retail Park. For commuters, excellent transport links are close by, with the A1 providing direct routes both North and South, and the mainline train station offering fast and frequent services to London King's Cross and St Pancras in under 40 minutes. This makes the home a perfect choice for families and professionals alike. A viewing comes highly recommended to fully appreciate the space, condition, and lifestyle this lovely home has to offer. Viewings can be arranged by contacting our Biggleswade office.



FIRST FLOOR
763 sq.ft. (70.9 sq.m.) approx.





FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2006

Water Meter: Yes

Boiler installed: TBC

Boiler last serviced: TBC

Ground Rent: TBC

Maintenance Charge: TBC

Lease Length Remaining: 104 Years

Primary school catchment: St Andrews/Biggleswade Academy

Secondary school catchment: Edward Peake/Stratton

What3Words Location: [///relatives.congratulations.pages](http://relatives.congratulations.pages)

EPC Rating: TBC

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 1.5 miles

Biggleswade Railway Station: 0.8 miles

Cambridge: 20.6 miles

Bedford: 13.6 miles

London: 45.4 miles

