



Claremont Court Rose Lane, Biggleswade - SG18 0JZ

Guide Price £190,000



HARVEY
ROBINSON

Claremont Court Rose Lane, Biggleswade

- GRADE II LISTED APARTMENT WITHIN A CHARACTER CONVERSION
- ONE BEDROOM DUPLEX APARTMENT WITH MEZZANINE-STYLE BEDROOM
- IMPRESSIVE HIGH CEILINGS THROUGHOUT
- WEALTH OF ORIGINAL CHARACTER FEATURES
- BRIGHT OPEN PLAN KITCHEN/LIVING/DINING AREA
- SECURE GATED DEVELOPMENT
- ALLOCATED RESIDENTS' PARKING SPACE
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO BIGGLESWADE MAINLINE TRAIN STATION
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY





Claremont Court Rose Lane, Biggleswade

Situated within the prestigious **Grade II Listed Claremont Court** development, this beautifully presented one-bedroom duplex apartment seamlessly combines period charm with contemporary living. Boasting impressive high ceilings, character features and a unique split-level design, this home is ideal for first-time buyers, professionals or investors alike.

Accessed via its own private front door within this secure gated development, the property opens into a bright and spacious open plan kitchen, living and dining area. The generous ceiling height creates an immediate sense of space, while the wealth of original features adds to the property's distinctive character. The first floor comprises a well-proportioned double bedroom overlooking the living space below, creating an attractive mezzanine-style feel, alongside a three-piece bathroom.

Further benefits include an allocated parking space and well-maintained communal grounds. Ideally positioned just a short walk from Biggleswade town centre, residents can enjoy an excellent range of shops, cafés, restaurants and leisure facilities, together with a mainline railway station offering direct services to London King's Cross and Peterborough. Excellent road links via the A1 make this an ideal location for commuters.

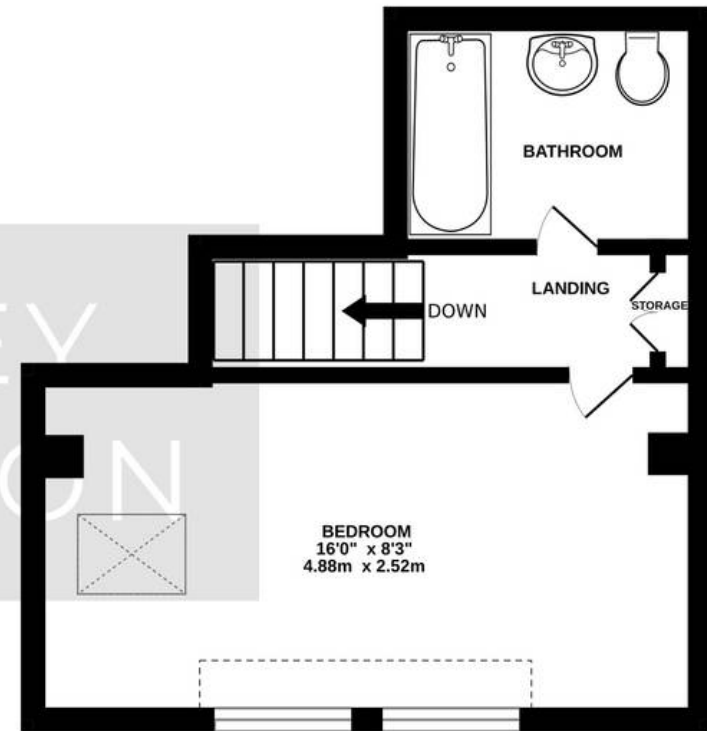
This charming and individual home offers the perfect blend of character, convenience and modern living in one of Biggleswade's most sought-after developments.



GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



FIRST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 sq.m.) approx.

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LOCATION AND AMENITIES

Claremont Court is ideally situated on the sought-after Rose Lane, just a short walk from Biggleswade town centre. The town offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, as well as the popular A1 Retail Park, home to a range of high street retailers. For commuters, Biggleswade's mainline railway station is within easy walking distance and provides regular direct services to London King's Cross and Peterborough, while the nearby A1 offers convenient road links both north and south. The town also benefits from riverside walks along the River Ivel, nearby parks and a variety of leisure facilities, making it an excellent location for professionals, first-time buyers and those seeking a well-connected market town lifestyle.

TRAVEL

Distance to A1: 0.8 miles

Biggleswade Railway Station: 0.4 miles

Cambridge: 20.8 miles

Bedford: 11.7 miles

London: 48.6 miles

