



24 Rose Court, Back Street, SG18 8JA



**THOMAS MORRIS**

# Asking Price: £170,000

## Leasehold

Rose Court, Back Street, SG18 8JA

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- Ground Floor Maisonette
  - Very Well Presented Throughout
  - Allocated Parking
  - Recently Refitted Kitchen
  - Town Centre Location
  - 0.2 Mile Walk to Station
  - No Onward Chain
  - Council Tax Band: A
  - Leasehold
  - Energy Rating D/66
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Nestled in the heart of Biggleswade Town with a plethora of amenities that any homeowner could wish for, and only a short walk from the mainline train station. This property provides modern accommodation for any first-time buyer and could be a fantastic investment to add to a portfolio. Offering a potential gross annual yield of 5.4%.



Property Type - Leasehold (999 Years From 25 December 1984)

Council Tax Band - A

EPC - D/66

Local Authority - Central Beds



# Accommodation

## Ground Floor Maisonette

### Hallway

**Bedroom** 11'8" x 8'10" (3.56m x 2.7m).

**Bathroom** 5'7" x 8'9" (1.7m x 2.67m).

**Kitchen/Living Area** 17'6" x 12'4" (5.33m x 3.76m).

### Outside

### Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



## Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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