



83C Cambridge Road, Langford, SG18 9PL



Asking Price: £230,000

Leasehold

Cambridge Road, Langford, SG18 9PL

- Spacious two double Bedrooms
- Private Entrance
- Stunning Condition throughout
- Enclosed Decked Patio Space
- 22Ft Living/Dining Room
- Leasehold
- Allocated Parking Plus Visitor Space
- Popular Village Location
- Good Access for the A1 & Train Station
- Energy Rating = D/67

This appealing first-floor maisonette boasts two generously proportioned double bedrooms, offering an enticing opportunity for both first-time buyers and investors. Nestled in the highly sought-after village of Langford, its prime location ensures convenient access to the A1 and is just a short commute from Biggleswade train station, catering perfectly to commuters.

Recently renovated, the property showcases a host of modern upgrades, including a contemporary combi boiler with Hive system, newly installed carpets throughout, and strategically placed skylights in the kitchen, bathroom, and living/dining area, flooding the space with natural light. The inclusion of ample storage within the eaves further enhances the functionality of the layout.

Internally, the accommodation comprises an entrance hall, WC, utility cupboard, generously sized living/dining room, well-appointed kitchen, bathroom, and two welcoming bedrooms. Adding to its charm, the property features a private closed decked seating area to the front, perfect for outdoor relaxation. Additionally, the property benefits from an allocated parking space and visitor parking area.

Seize the opportunity to view this desirable property – contact us now to arrange a viewing.

Accommodation

Ground Floor

Hallway

WC

Utility Cupboard

First Floor

Landing

Living/Dining Room 22'6" x 11' (6.86m x 3.35m).

Kitchen 9'10" x 7'11" (3m x 2.41m).

Bedroom 9'6" x 7'9" (2.9m x 2.36m).

Bedroom 12'6" x 7'10" (3.8m x 2.4m).

Bathroom

Outside

Decked Patio Area

Two Allocated Parking Spaces

Tenure - Leasehold

Local Authority - Central Bedfordshire Council

Council Tax Band - B

Energy Rating - D/67



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.



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Leasehold Information

Lease Length: 90 Years remaining.

Ground rent: £100 Per Annum

Service charge: £622 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.



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.

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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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