



## Flat 5 Merchant House 20-21 Market Square, SG18 8AS

**£950 PCM**

A superb two bedroom 1st floor apartment in the heart of the town centre of Biggleswade. Less than five minutes from Biggleswade train station, ideal for commuters. Gas central heating. Open plan kitchen with integrated appliances inc. washer/dryer, slimline dishwasher, gas hob & electric oven. Living area with oak flooring., 2 bedrooms (main bedroom includes fitted wardrobes). White bathroom suite with shower over bath and screen. One allocated parking space at rear of building. EPC Band C. Available Mid August.

### Living Room 12'5" x 10'10" (3.81 x 3.31)

Oak flooring, UPVC windows, radiator.

### Open plan kitchen

White gloss fronted units, appliances include: gas hob, electric oven, extractor hood, integrated slimline dishwasher and washer/dryer. Under counter fridge.

### Bedroom One 14'3" x 8'9" (4.35 x 2.67)

Grey carpets, UPVC windows, fitted wardrobes.

### Bedroom Two 14'4" x 6'5" (4.38 x 1.96)

Grey carpets, UPVC windows, radiator.

### Bathroom

White modern suite with bath tub, shower screen and shower over bath, pedestal wash hand basin, low level WC. Fully tiled including floor tiling. Heated towel rail.

### Agents Notes

Council Tax Band A.

Deposit £1067.00.

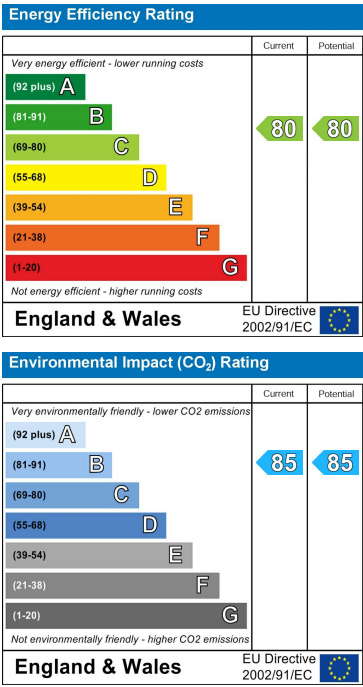
Tenancy length -initially 6 months , longer term available if required.

Floor Plan

Area Map



Energy Efficiency Graph



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