



**Kennedy
& Foster**

2 Elgar Place
Sullivan Court
SG18 8SQ
£245,000

- CAR PORT
- TOP FLOOR APARTMENT (OF ONLY TWO)
- IMMACULATEDLY PRESENTED
- OPEN PLAN LIVING
- EN SUITE & FAMILY BATHROOM
- SITUATED JUST OFF THE SQUARE OF THE KINGS REACH DEVELOPMENT
- MUST BE VIEWED



Situated a stone's throw away from The Square, with local amenities in the heart of the Kings Reach development, this two bedroom, second floor apartment of only two apartments both with their own floor. The property is immaculately presented and offers open plan living, two double bedrooms with ensuite to the master and family bathroom, to compliment this gorgeous apartment is a carport with parking for two cars. Contact Kennedy & Foster to arrange your viewing.

ENTRANCE DOOR INTO

ENTRANCE HALL

Radiator, tiled floor, intercom telephone, storage cupboard, doors to:

OPEN PLAN LOUNGE/DINING/KITCHEN

16' 04" x 16' 02" (4.98m x 4.93m) Wall, base and drawer units with worksurfaces over, under cupboard lighting, stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, washer/dryer, fridge/freezer, tiled floor, built in double oven, gas hob and extractor hood over. Two double radiators, two uPVC double glazed windows, inset lighting.

MASTER BEDROOM

11' 03 plus 5'00 door recess" x 10' 08" (3.43m x 3.25m) uPVC double glazed window, double radiator, newly fitted carpets, door to:

ENSUITE

Fully tiled shower with shower over, pedestal basin, low level w.c. radiator, tiled flooring, extractor fan.

BEDROOM TWO

11' 00" x 6' 05" (3.35m x 1.96m) uPVC double glazed window, newly fitted carpets.

BATHROOM

Panelled bath with shower screen and shower over, low level w.c. pedestal basin, radiator, tiled flooring.

OUTSIDE

CARPORT

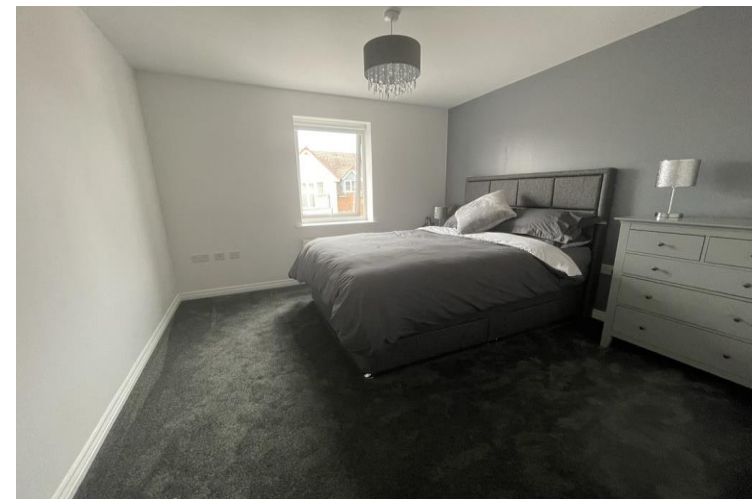
Parking for 2 cars (No 502)

AGENTS NOTES

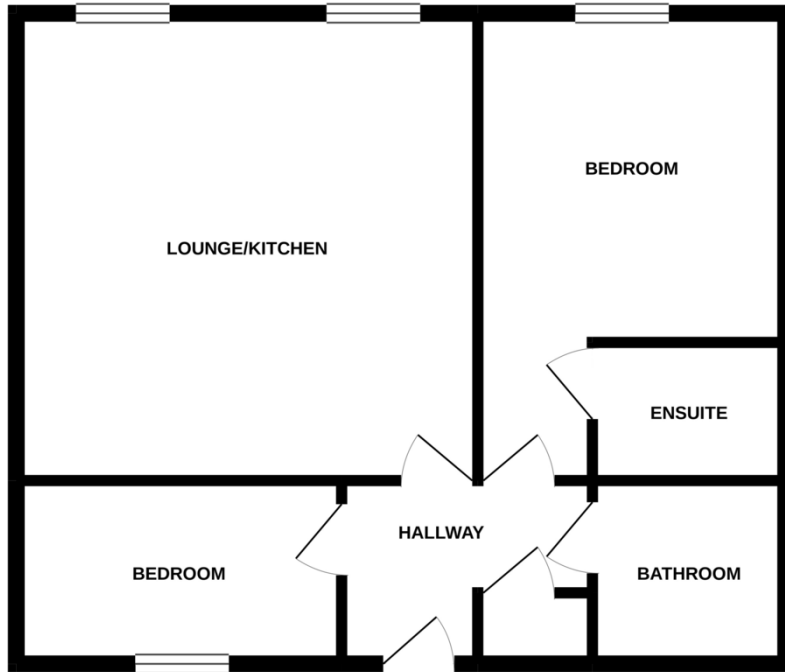
The vendor has informed us that the lease is 125 years from January 2017

Ground Rent: £225 per annum

Service Charge is £128.09 per month



GROUND FLOOR
57.2 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA: 57.2 sq.m. (616 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

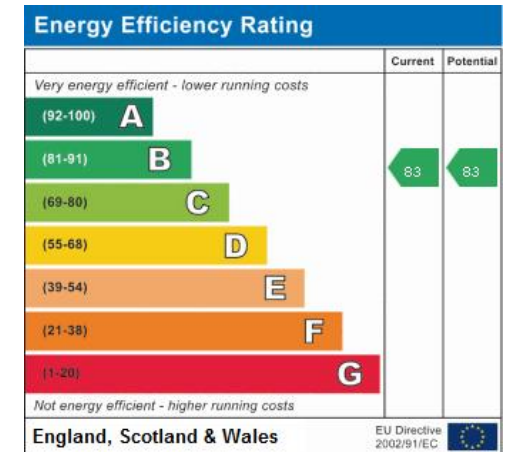
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
 2 Market House
 Market Square
 Biggleswade
 Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements