



**Kennedy
& Foster**

Planets Way

Biggleswade

SG18 8FD

£250,000

- SPACIOUS TOP FLOOR CORNER APARTMENT
- BALCONY
- KITCHEN/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- TWO BEDROOM
- BATHROOM
- ALLOCATED PARKING
- KINGS REACH DEVELOPMENT



Situated on the top floor this corner apartment with a BALCONY, offers good size accommodation to include: Entrance hall with 3 storage cupboards, Lounge, kitchen/diner with integrated appliances, master bedroom with en suite shower room, bedroom 2 and a family bathroom. To the rear of the apartment is an allocated parking space. This lovely apartment is situated on the popular Kings Reach development. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, three storage cupboards, telephone intercom system. Doors to:

LOUNGE

12' 08" x 10' 02" (3.86m x 3.1m) uPVC double glazed window and sliding patio door leading onto BALCONY, double radiator. Opening to:

KITCHEN/DINING ROOM

11' 07" x 10' 04" (3.53m x 3.15m) Wall, base and drawer units with work surfaces over, integrated fridge/freezer, washing machine and dishwasher, built in oven, gas hob and extractor hood over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, double radiator, uPVC double glazed window, tiled flooring.

MASTER BEDROOM

10' 09" x 9' 05" widening to 16' 06" (3.28m x 2.87m) Two uPVC double glazed window, radiator. Door to:

ENSUITE

Double shower with rainwater and hand shower attachment, low level W.C, pedestal basin, heated towel rail, inset lighting.

BEDROOM TWO

12' 10" x 6' 01" (3.91m x 1.85m) uPVC double glazed window, radiator.

BATHROOM

Panelled bath with mixer tap and hand shower attachment, pedestal basin, low level W.C, radiator.

OUTSIDE

ALLOCATED PARKING SPACE, communal bin store.

AGENT NOTES

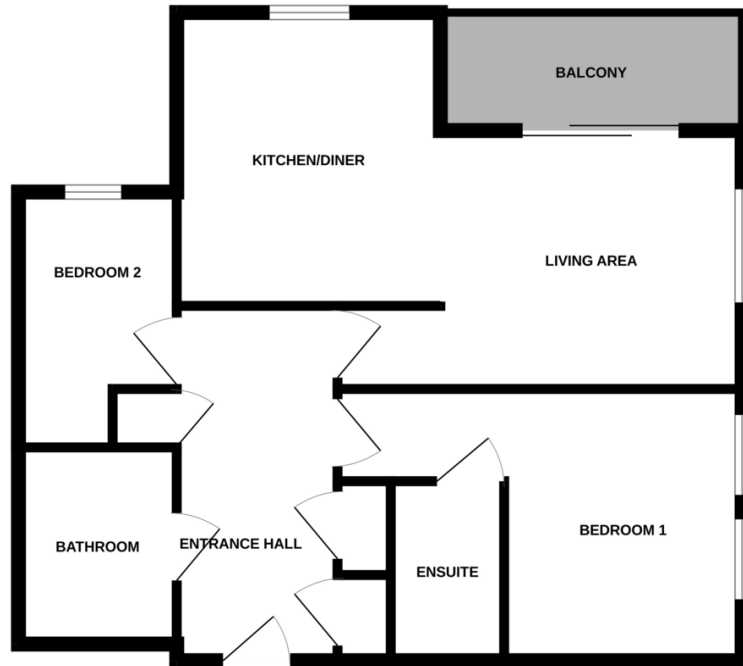
Length of lease 125 years, 114 Years remaining

Ground Rent £365.07

Service Charge £1593.34



GROUND FLOOR



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.
Made with Metropix iC504

COUNCIL TAX BAND

Tax band

TENURE

Leasehold

LOCAL AUTHORITY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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