



**Kennedy  
& Foster**

61 Planets Way

Biggleswade

SG18 8FD

**£230,000**

- GROUND FLOOR APARTMENT
- 2 BATHROOMS
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING
- PARKING AND COMMUNAL GARDENS
- LOVELY CORNER POSITION
- KINGS REACH DEVELOPMENT
- CHAIN FREE



This well presented 2 double bedroom GROUND FLOOR apartment is being offered chain free and is situated on a corner position on the popular Kings Reach development. This lovely apartment has a spacious entrance hall, En suite and family bathroom, parking, communal gardens, open plan living. Contact Kennedy & Foster the sole agents to arrange your viewing

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Interior system, consumer unit. Doors to:

#### **OPEN PLAN LOUNGE/KITCHEN**

#### **LOUNGE AREA**

17' 11" x 11' 08" (5.46m x 3.56m) uPVC double glazed bay window to side and uPVC double glazed window to front, radiator. Opening to:

#### **KITCHEN**

8' 07" x 6' 01" (2.62m x 1.85m) Wall, base and drawer unit with work surfaces over, stainless steel single drainer sink unit with mixer tap, wall mounted boiler, integrated oven, gas hob and extractor hood over, uPVC double glazed window to front, space for fridge/freezer and washing machine.

#### **BEDROOM ONE**

15' 00" x 8' 08" (4.57m x 2.64m) uPVC double glazed window to side, radiator, built in wardrobe with hanging rail. Door to:

#### **ENSUITE**

Fully tiled shower cubicle, pedestal basin, low level W.C, radiator.

#### **BEDROOM TWO**

11' 02" x 7' 02" (3.4m x 2.18m) uPVC double glazed window to side, radiator.

#### **BATHROOM**

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



## **OUTSIDE**

Communal gardens and bin store.

ALLOCATED PARKING SPACE.

## **AGENT NOTES**

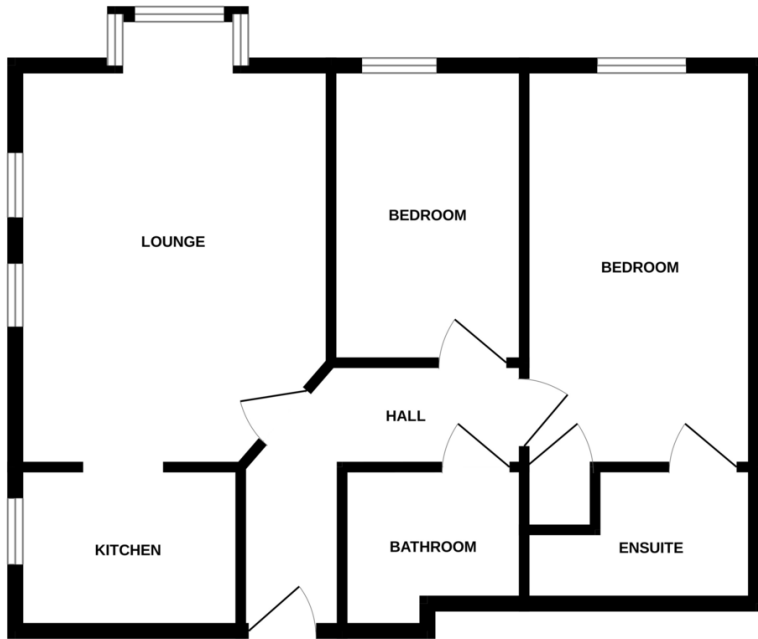
Lease 125 years from January 2014

Ground Rent will be £200 per annum for 10 years

Service charge £2,127.95 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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**

Ceredigion County Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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