



**Kennedy  
& Foster**

61 Planets Way

Biggleswade

SG18 8FD

**£220,000**

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



UNEXPECTEDLY BACK TO MARKET 9TH OCTOBER 2024.

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





