



**Kennedy
& Foster**

17 Purcell Place
Biggleswade
SG18 8SX
£275,000

- TWO BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING ROOM
- SPACIOUS BALCONY
- ENSUITE TO MASTER
- BATHROOM
- PARKING FOR TWO CARS
- LOCATED ON THE DESIRABLE KINGS REACH DEVELOPMENT
- CLOSE TO AMENITIES



This spacious 2 bedroom apartment is situated on the desirable Kings Reach Development in Biggleswade, it boasts a fabulous balcony ideal for entertaining, with double doors leading from both the living area and bedroom one for access.

To compliment the property further is an open plan lounge/ kitchen, two bedrooms with ensuite to master and a family bathroom.

Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, Intercom system, airing cupboard, doors to:

OPEN PLAN LIVING/KITCHEN

23' 11" x 12' 09" (7.29m x 3.89m)

LIVING AREA

Radiator, uPVC double glazed French doors onto balcony.

KITCHEN

Wall, base and drawer units with worksurfaces over, integrated washer/dryer, fridge/freezer, dishwasher. Built in oven, gas hob and extractor fan over, under cupboard lighting, inset lighting, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap.

BEDROOM ONE

17' 02" x 9' 05" (5.23m x 2.87m) uPVC double glazed French doors onto a spacious balcony, built in double wardrobe with sliding mirrored doors, door into:

ENSUITE

Fully tiled double shower cubicle with shower over, wash hand basin, close coupled w.c. heated towel rail, inset lighting, shaver point.

BEDROOM TWO

13' 03" x 9' 09" (4.04m x 2.97m) uPVC double glazed window to rear, radiator, cupboard housing gas boiler.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal basin, low level w.c. heated towel rail, inset lighting, shaver point.

OUTSIDE

Balcony 33'0 x 8'01

Ideal space for entertaining.

Two allocated parking spaces.

AGENTS NOTES

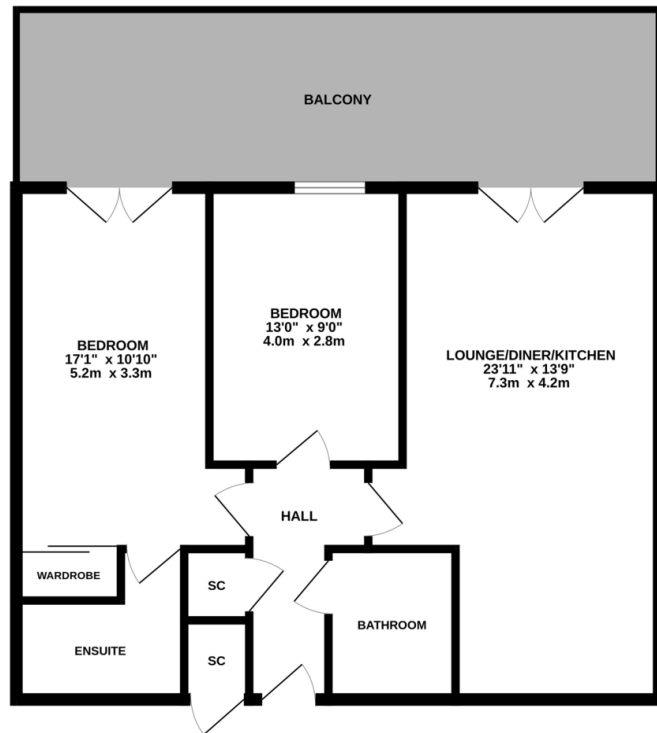
Service charges £250.00 pa

Maintenance £1000. Pa

The Lease is 125 years from 2016



TOP FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
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 misstatement. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(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

OFFICE

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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