



**Kennedy
& Foster**

19 Elgar Place
Sullivan Court
SG18 8SQ
£230,000

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- DUAL ASPECT WINDOWS
- EXCELLENT STORAGE
- OPEN PLAN LIVING/KITCHEN
- SPACIOUS HALLWAY
- TWO ALLOCATED PARKING SPACES
- IDEALLY LOCATED ON THE KINGS REACH DEVELOPMENT



Situated in The Square on Kings Reach with local amenities, this two double bedroom top floor corner apartment must be viewed to appreciate this wonderful home. Benefits include good storage, dual aspect windows in the open plan / living / kitchen area, spacious hallway and allocated parking for 2 cars. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Three double storage cupboards, radiator. Doors to:

OPEN PLAN LOUNGE/KITCHEN

22' 00" x 10' 10" (6.71m x 3.3m)

LOUNGE AREA

uPVC double glazed French doors to Juliet balcony, uPVC double glazed window to side, two radiators.

KITCHEN AREA

Wall, base and drawer units with work surfaces over. Built in electric oven, gas hob and extractor hood over. Space for washing machine and fridge/freezer. Cupboard housing boiler. Stainless steel single drainer sink unit, uPVC double glazed window to side.

BEDROOM ONE

15' 6" x 11' 00" (4.72m x 3.35m) NOTE THE SIZE. Two uPVC double glazed windows to front, radiator.

BEDROOM TWO

9' 09" x 8' 05" (2.97m x 2.57m) uPVC double glazed window to front, radiator.

BATHROOM

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

TWO ALLOCATED PARKING SPACES

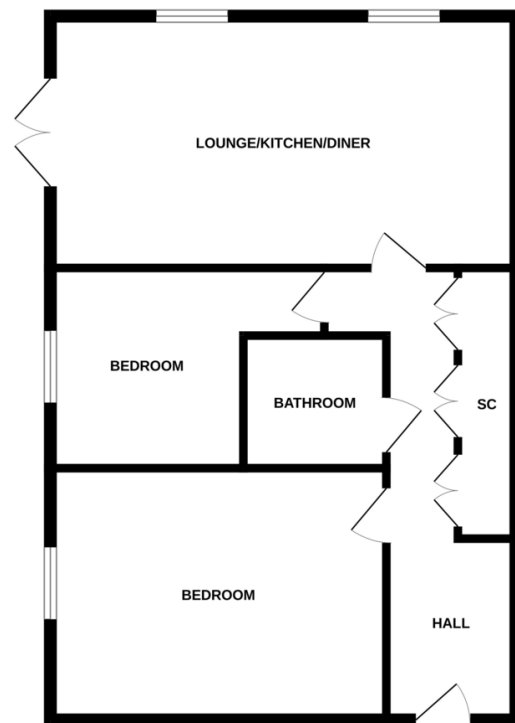
AGENT NOTES

Lease details - 99 years from March 2018

Current service charge - £171.34 per quarter (This includes the ground rent charge)



TOP 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

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(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

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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