



**Kennedy  
& Foster**

58 Venus Avenue  
Biggleswade  
SG18 8FJ

- WELL PRESENTED FIRST FLOOR APARTMENT
- 2 BEDROOMS
- VIEWS OF COUNTRYSIDE
- WRAP AROUND BALCONY

- FAMILY BATHROOM
- EN SUITE TO MASTER BEDROOM
- ALLOCATED PARKING
- CHAIN FREE

**Guide Price £260,000 - £265,000**





GUIDE PRICE £260,000 - £265,000. Situated in this ideal location on the Kings Reach Development, with views of countryside this 2 bedroom 2 bathroom first floor apartment with the benefit of a wrap around balcony to enjoy the views. The property is well presented and has the benefit of parking, good size accommodation and being offered CHAIN FREE. Contact Kennedy & Foster the sole agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Amtico floor, storage cupboard housing consumer unit, radiator, intercom phone. Doors to:

#### **LOUNGE/DINING ROOM**

20' 00" x 11' 9" (6.1m x 3.58m) Two uPVC double glazed French doors to wrap around balcony, uPVC double glazed window, two double radiators, storage cupboard, Amtico flooring. Opening to:

#### **KITCHEN**

9' 11" x 6' 87" (3.02m x 4.04m) Wall, base and drawer units with work surface over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, cupboard housing boiler, space for fridge/freezer, built in fan assisted, electric oven, gas hob with extractor over, uPVC double glazed window, integrated washing machine.

#### **MASTER BEDROOM**

10' 07" x 10' 06" (3.23m x 3.2m) Dual aspect uPVC double glazed windows, radiator, Amtico flooring. Door to:

#### **ENSUITE**

Fully tiled double shower with shower over, low level WC, pedestal basin, heated towel rail, tiled floor, shaver point, uPVC double glazed frosted window.

#### **BEDROOM TWO**

10' 01" x 7' 10" (3.07m x 2.39m) Amtico flooring, double radiator, uPVC double glazed window, radiator.

#### **BATHROOM**

Panelled bath with tiled surround and shower over and shower screen. Pedestal basin, low level WC, tiled floor, heated towel rail.

## OUTSIDE

Communal bike store and bin store.

## WRAP AROUND BALCONY WITH VIEWS OF COUNTRYSIDE

## ALLOCATED PARKING SPACE

## AGENT NOTES

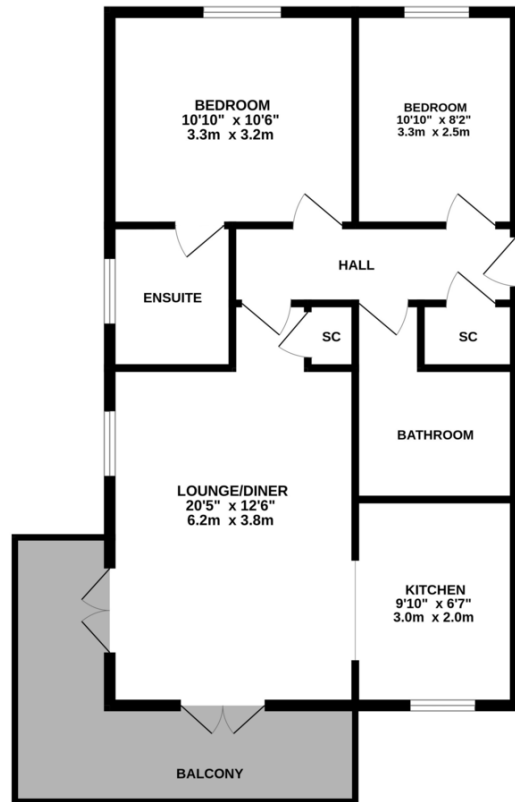
Length of Lease: 125 years from 1st January 2014

Service charge currently: £328.33 Per Month

Ground Rent currently: £ 373.91 Per Annum



MID FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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