



Guide Price

£220,000

Sullivan Court

Biggleswade, SG18 8SQ

- Two Bedrooms
- Ground Floor Apartment
- Lounge/Dining Room
- Ensuite to Master

- Allocated Parking Spaces
- Central Location
- Close to Amenities
- Ideal First Buy / Investment

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PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this two bedroom ground floor apartment located centrally over-looking Central Square within the popular Kings Reach development. The property in brief comprises of an Entrance Hall, Lounge/Dining Room open to the Kitchen, two Bedrooms with Ensuite to the Master and a further Bathroom. Outside, the property benefits from having two allocated car parking spaces and use of a communal bike storage area. The location of the apartment affords amenities on your door step to include a convenience store, barber shop a Community Centre and Primary schooling, with a retail park offering big brand stores located within a mile. The train station with access into London Kings Cross within the hour and Biggleswade Town Centre a short distance away really makes this apartment a perfect first time purchase or investment buy. Please contact our Biggleswade estate agent offices to arrange a viewing.



COMMUNAL HALL

Secure door with intercom access.

ENTRANCE HALL

From Communal Hall, doors to Lounge/Dining Room, Bedrooms and Bathroom, full-height double storage cupboard, radiator.

LOUNGE/DINING ROOM

UPVC double glazed window to front aspect, television points, open to Kitchen, radiator.

KITCHEN

UPVC double glazed window, fitted kitchen comprising wall and base mounted units with work surfaces, stainless steel one and a half bowl sink and drainer, integrated appliances to include fridge/freezer, washing machine and dishwasher, integrated electric oven and gas hob with stainless steel extractor hood over, wall mounted gas fired combi-boiler.

MASTER BEDROOM

UPVC double glazed windows, radiator, door to Ensuite.

ENSUITE

Three piece suite comprising WC, wash hand basin, double shower cubicle, extractor, radiator.

BEDROOM TWO

UPVC double glazed window, radiator.

BATHROOM

Three piece bathroom suite comprising WC, wash hand basin and side panel bath with shower over, extractor fan, radiator.





FACILITIES

The property has two allocated car parking spaces, as well as benefitting from a communal bike storage area and a bin store.

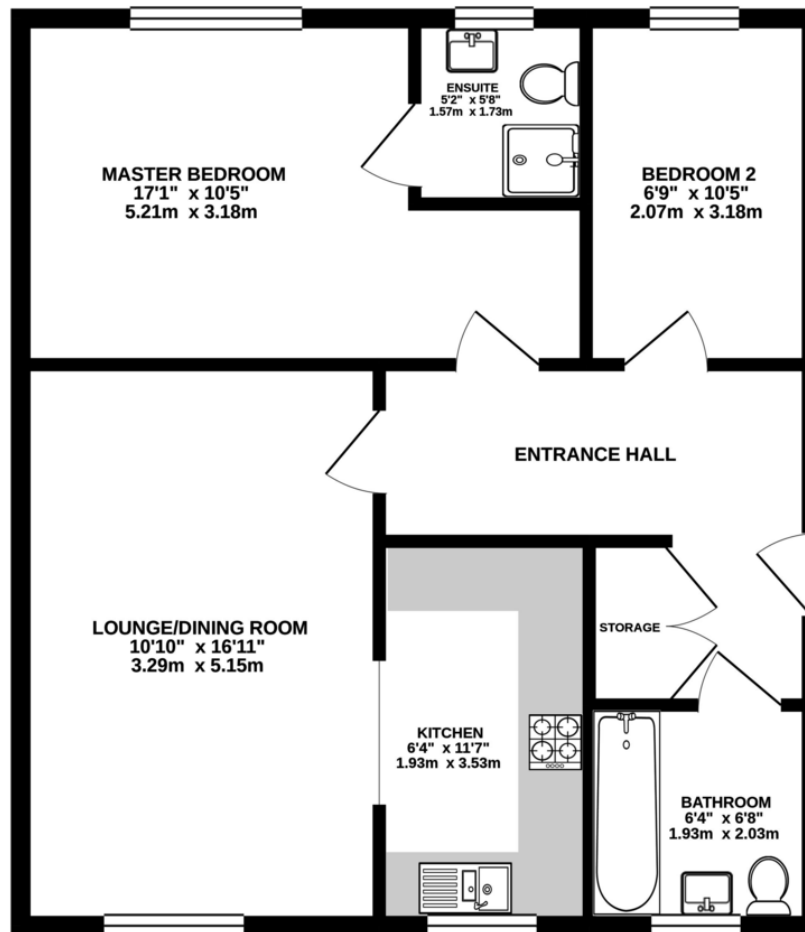
AGENT'S NOTE

We are advised to inform that there is an additional yearly charge of approximately £83.42 for the upkeep of the communal areas in Central Square. This is paid in April annually.



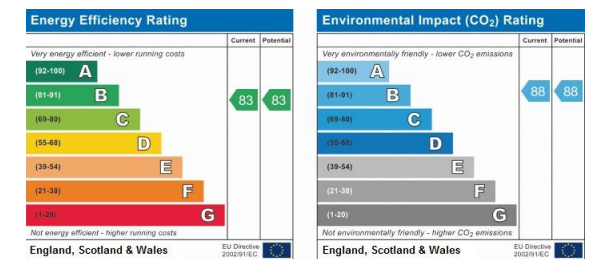


GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



FAQ'S

Tenure: Leasehold
Property Built: 2015
Council Tax Band: B
Ground Rent: £250.00 P/A
Lease Length: 125 Years from new
Maintenance Charge: £1200.00 P/A
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Potential Rental Income: £875.00 PCM



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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



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