



HARVEY ROBINSON

Guide Price

£260,000

74 Venus Avenue

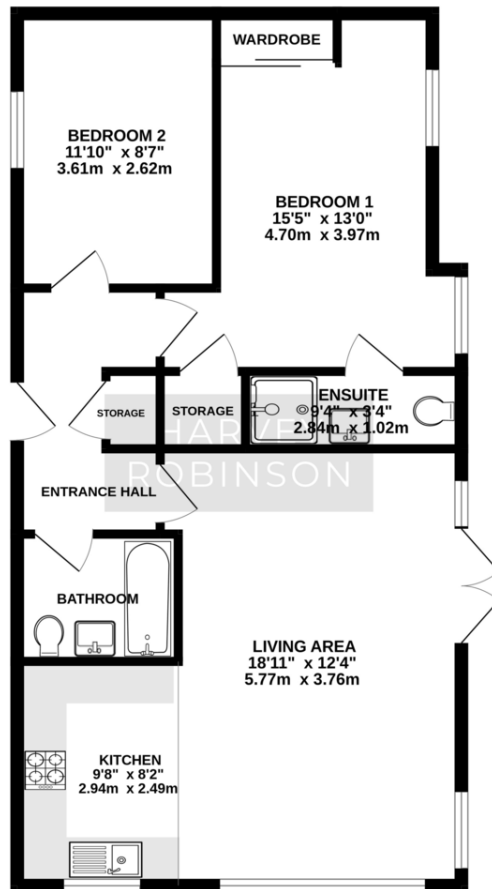
Biggleswade, SG18 8FJ

Harvey Robinson estate agents in Biggleswade are delighted to offer the opportunity to purchase a top floor apartment with open expansive views of the Biggleswade countryside, within the highly sought-after and popular Kings Reach development. The large, spacious open-plan accommodation in brief consists of an entrance hall leading through to a lounge/dining room with floor-to-ceiling windows allowing you to fully take in the views along with a Juliette balcony too. A separate kitchen area comes packed with integrated appliances and two double bedrooms, with ensuite facilities and built-in wardrobes to bedroom one, along with a three-piece bathroom suite completes the internal living space. Outside, the property benefits from having the use of an enclosed communal garden and has an allocated car parking space and access to a secure bike storage area also. This well maintained and looked-after apartment is located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and a popular cafe and would make for an ideal first home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making this property ideal for a first time buyer or investment purchasers alike. Viewings can be arranged by contacting our Biggleswade estate agent offices.





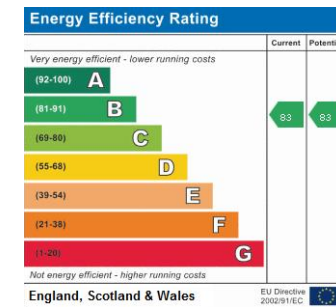
SECOND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.
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FAQs

Property Tenure: Leasehold
Council Tax Band: B
Property Built: 2017
Water Meter: Yes
Ground Rent: £250.00 P/A approx.
Maintenance Charge: £1,140 P/A approx.
Lease Length Remaining: 125 Years from new
Potential Rental Income: £1250.00 PCM
Postcode for SatNav: SG18 8FJ
What3Words Location: ///sands.midwinter.quail
EPC Rating: B



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

HARVEY ROBINSON

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