



HARVEY ROBINSON

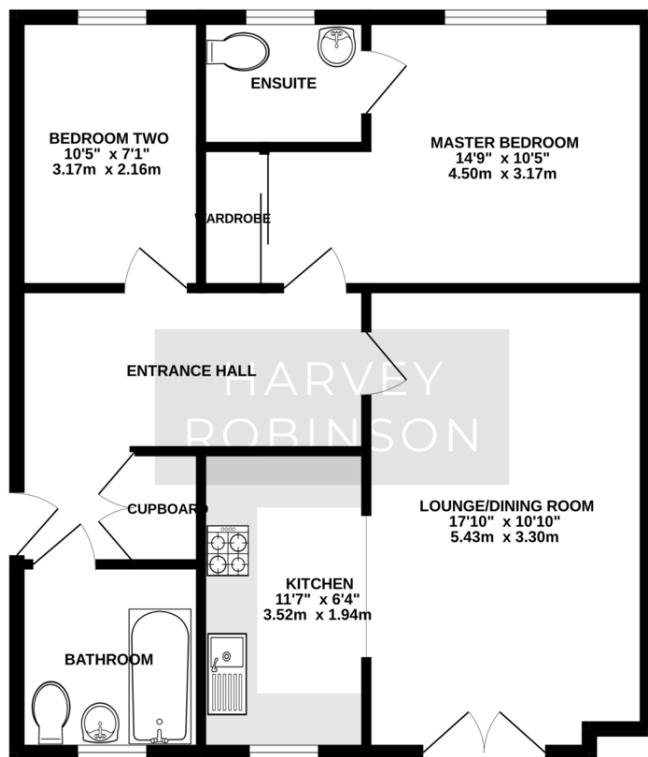
Offers In Excess Of  
**£220,000**  
10 Elgar Place  
Sullivan Court, SG18 8SQ

We are delighted to offer with no onward chain for sale this two bedroom first floor apartment located centrally over-looking Central Square within the popular Kings Reach development in Biggleswade. Constructed in 2017 by Taylor Wimpey, the large spacious accommodation has new laminate flooring throughout and in brief consists of an entrance hall leading to the open plan lounge / dining area complete with a Juliette balcony. A separate upgraded kitchen area packed with integrated appliances including a fridge/freezer, dishwasher and washing machine, two bedrooms with the main bedroom benefitting from built-in wardrobes and ensuite facilities, as well as a further bathroom completes the internal living space. The property comes with two allocated car parking spaces. This property must be viewed to be fully appreciated. This well maintained and looked-after home is located close to local amenities to include a convenience store, a popular café, barber shop and primary schooling. Biggleswade Town Centre is located just over 1 mile away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making this property ideal for a first-time buyer or investment purchasers alike.





FIRST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.  
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## FAQs

Tenure: Leasehold

Property Built: 2017

Council Tax Band: B

EPC: B

Ground Rent: £250.00 P/A

Lease Length: 125 Years from new

Maintenance Charge: Approximately  
£124.67 PCM

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

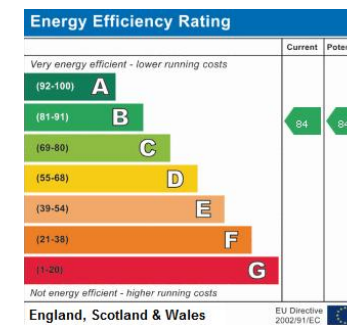
Upper School Catchment: Stratton

Potential Rental Income: £895.00 PCM

what3words Location: Apartment -

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Postcode: SG18 8SQ



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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### OFFICE ADDRESS

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### CONTACT

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