



HARVEY ROBINSON

Guide Price

£210,000

12 Kennett Drive

Biggleswade, SG18 8NR

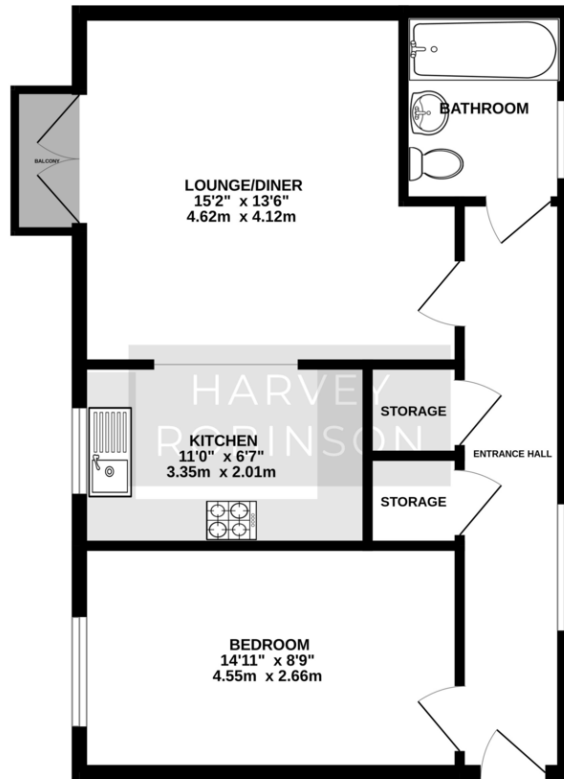
We are delighted to offer for sale this well-presented one bedroom top floor flat, located on the popular and sought after King's Reach in Biggleswade. Constructed in 2017 by Taylor Wimpey, the spacious accommodation in brief consists of an entrance hall, with two large storage cupboards, leading to the open plan lounge / dining area, complete with a balcony. A separate kitchen, and a large double bedroom, as well as a family bathroom completes the internal living space. The property comes with allocated parking and a communal bike store. 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.





SECOND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.
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FAQs

Tenure: Leasehold
Property Built: 2017
Council Tax Band: A
EPC: B
Ground Rent: £200.00 P/A
Lease Length: 125 Years from new
Maintenance Charge: Approximately £100.00 - £150.00pcm
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
what3words Location: Apartment -
///megawatt.sandals.dress
Postcode: SG18 8NR

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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