



HARVEY ROBINSON

Guide Price

£225,000

Hawking Drive

Biggleswade, SG18 8GN

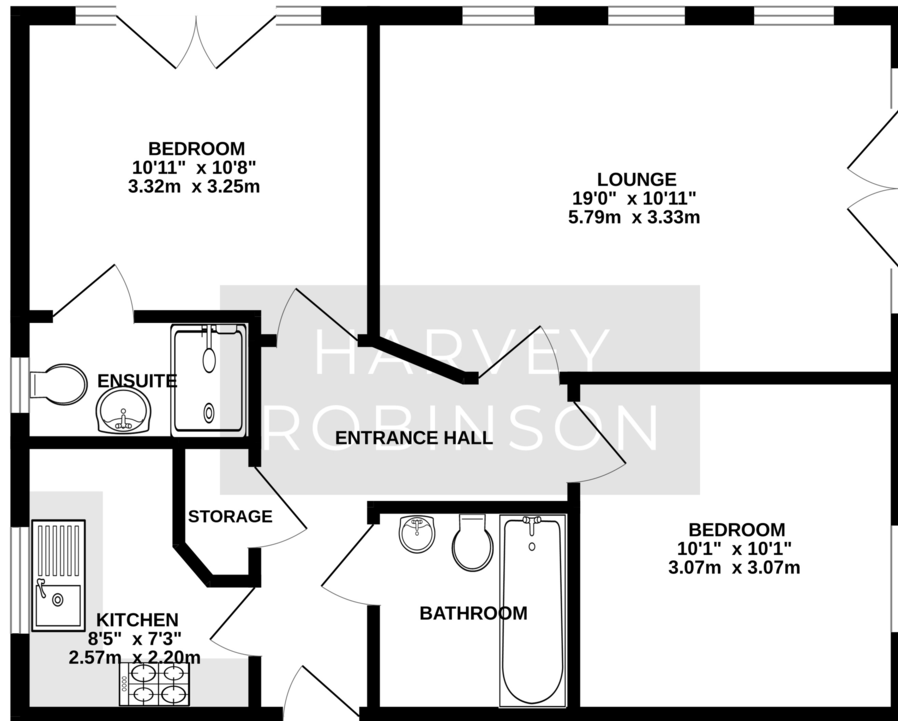
We are delighted to offer for sale with no onward chain this spacious, light and airy second floor apartment located within the highly sought-after and popular Kings Reach development in Biggleswade. In fantastic condition throughout, the accommodation in brief consists of an entrance hall with a large storage cupboard leading through to a lounge/dining room with a Juliet balcony. A separate kitchen area, two bedrooms, with ensuite facilities and a further Juliet balcony to bedroom one, along with a three-piece bathroom suite completes the internal living space. Outside, the property has an allocated off-road car parking space. The property 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. 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  
585 sq.ft. (54.4 sq.m.) approx.



## FAQs

Property Tenure: Leasehold  
Lease remaining: 113 years  
Council Tax Band: B £1,816 PA  
Property Built: 2013  
Ground Rent: £331 PA  
Maintenance Charge: £2,460 PA  
Potential Rental Income: £1250.00 PCM  
Postcode for SatNav: SG18 8GN  
What3Words Location: ///continued.grow.tonal  
EPC Rating: C  
Boiler installed in 2018, serviced Aug 24  
GAS Octopus Energy £25  
ELECTRIC Octopus Energy £60  
WATER Anglian Water £20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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