



HARVEY ROBINSON

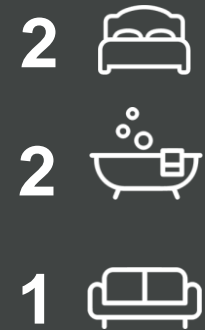
Guide Price

£240,000

Planets Way

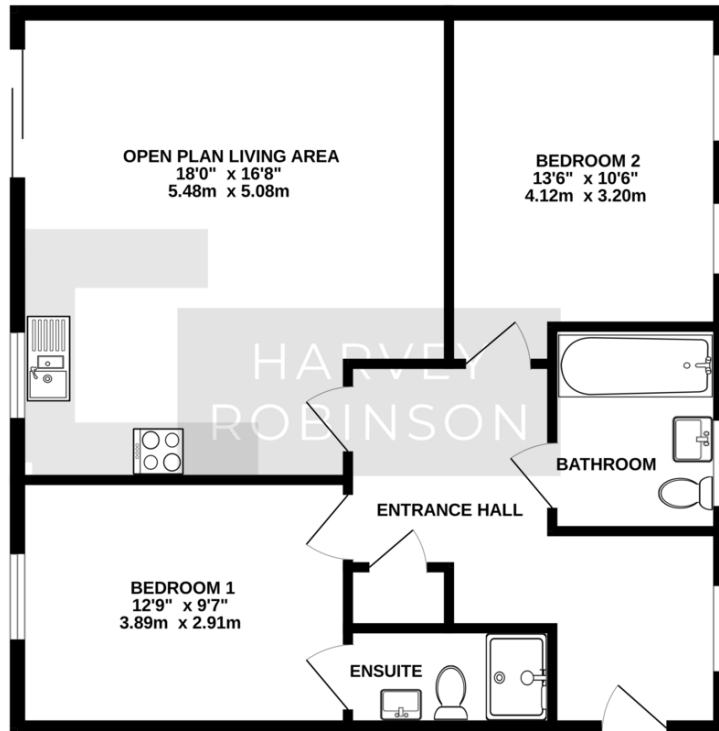
Biggleswade, SG18 8FB

We are delighted to offer for sale this light, bright and spacious two double bedroom first floor apartment located within the ever popular and sought-after Kings Reach development in Biggleswade. Constructed by Martin Grant Homes in 2014 and in fantastic condition throughout the modern accommodation in brief consists of a generous entrance hall which leads on to expansive open plan living space with a Juliette balcony and a separate kitchen area, packed with integrated appliances. Two double bedrooms with ensuite facilities to bedroom one and a further bathroom completes this well presented home. 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.





FIRST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
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FAQs

Property Tenure: Leasehold
Lease remaining: 114 Years
Management Company: HML PM Ltd
Service Charge: £1,050 P/A (approx) last half yearly payment 11/02/25 £526.33
Ground Rent: TBC
Council Tax Band: B
Property Built: 2014
Potential Rental Income: £1250.00 PCM
Postcode for SatNav: SG18 8FB
What3Words Location: ///vessel.asteroid.afterglow
EPC Rating: B
Water Meter: Yes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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