



HARVEY ROBINSON

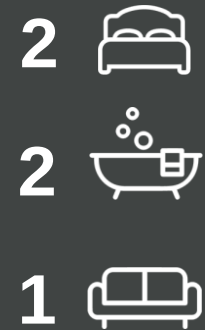
Guide Price

£240,000

Tavener Drive

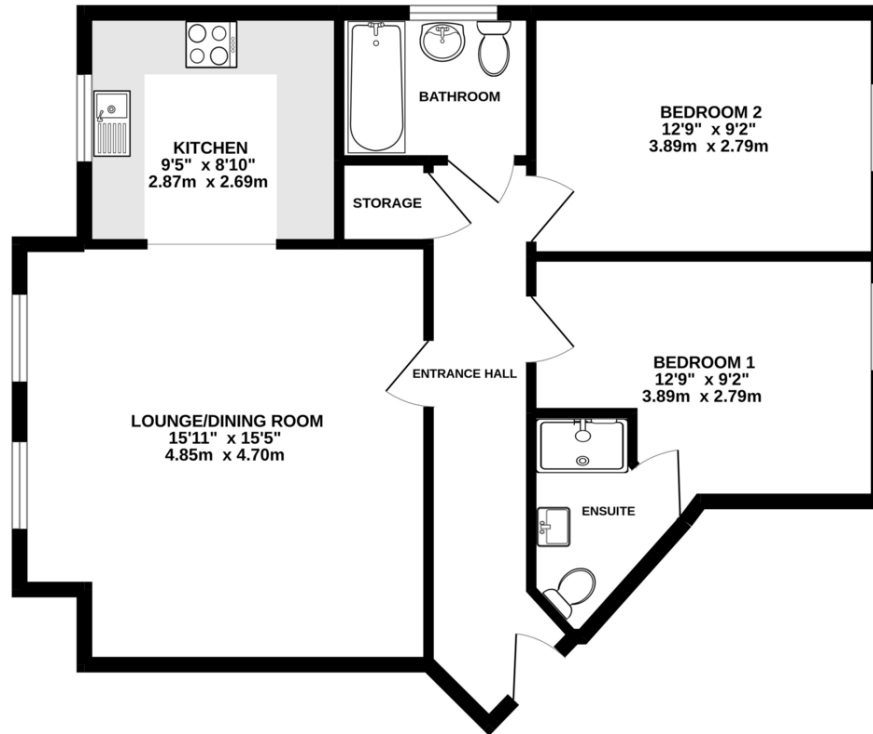
Biggleswade, SG18 8XY

We are delighted to present for sale this beautifully maintained and spacious two double bedroom first-floor apartment, located within the highly desirable Kings Reach development. Built in 2020 by Taylor Wimpey, this stylish home offers modern living in a vibrant and well-connected community. The accommodation has been thoughtfully designed to create a bright and welcoming space. A generous entrance hall leads to a light-filled open-plan lounge and dining area, perfect for both relaxing and entertaining. The contemporary high-gloss kitchen is fully equipped with integrated appliances, providing both functionality and style. There are two large double bedrooms, including a master with its own en-suite shower room, along with a sleek family bathroom. Externally, the property benefits from two allocated parking spaces, as well as access to a communal bin and bike storage area. There is also ample visitor parking available for guests. The apartment is ideally positioned just a short stroll from Central Square, where a range of local amenities can be found, including a convenience store, café, takeaway outlets, a primary school, community centre, and nearby play parks. With its combination of space, style, and location, this property is an ideal choice for first-time buyers or investors seeking a quality home in a sought-after setting.





GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
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FAQs

Tenure: Leasehold
Management Company: Trinity Estates
Property Built: 2020 by Taylor Wimpey
Boiler installed: 2020
Boiler last serviced 2025
Lease Length: 119 years remaining, 125 years from new
Ground Rent: £225p/a
Ground Rent Review Period: 10 years
Service Charge: £1982.54p/a approx.
Service Charge Review Period: unknown
Council Tax Band: B
Water Meter: Yes
Potential Rental Income: £925pcm
Allocated Parking Spaces: D (one behind the other)
Postcode: SG18 8XY
what3words: ///maker.bubbles.tungsten

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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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