



HARVEY ROBINSON

Guide Price

£225,000

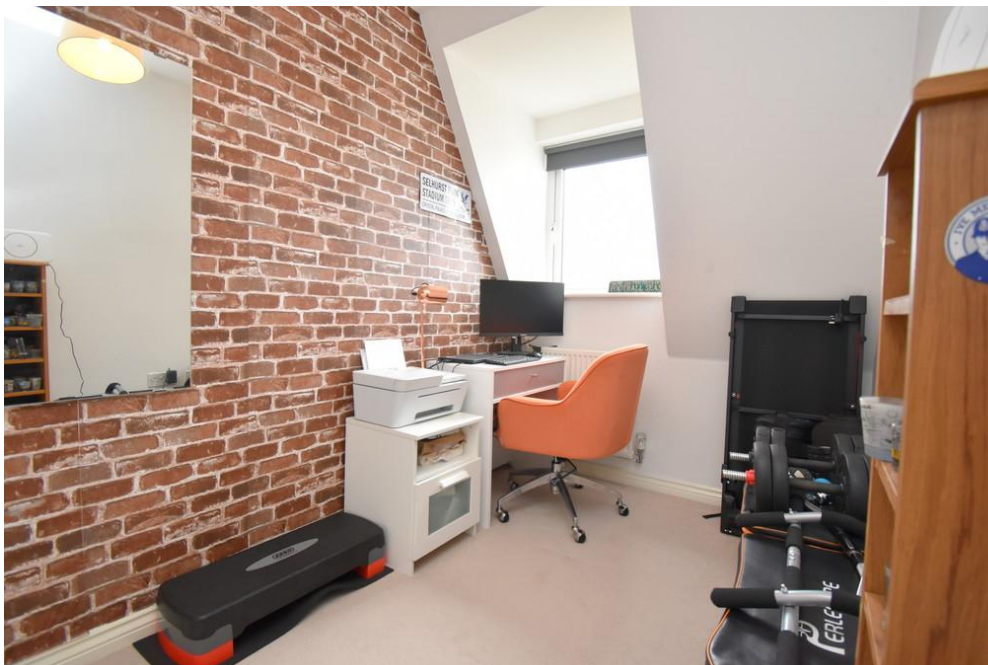
Planets Way

Biggleswade, SG18 8FD

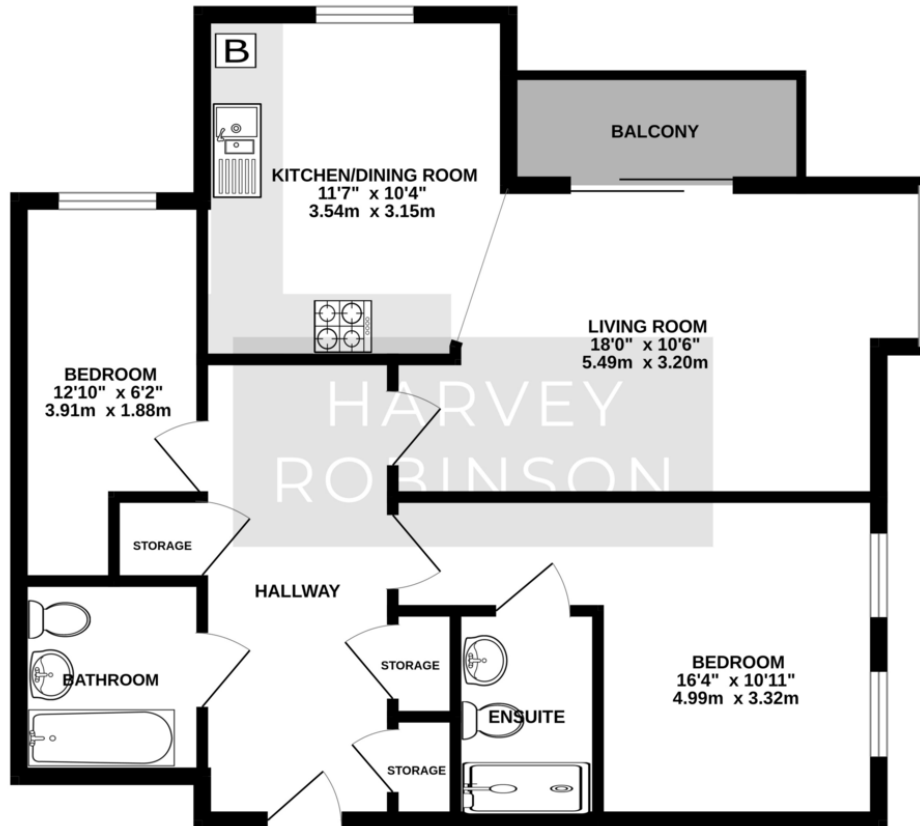
We are delighted to offer for sale, with no onward chain, this light, bright, and spacious two-bedroom second-floor apartment situated within the highly sought-after Kings Reach development in Biggleswade. The property features a welcoming entrance hall with generous storage cupboards, two well-proportioned bedrooms including an en-suite to the main bedroom, a modern family bathroom, and stylish open-plan living accommodation. The contemporary fitted kitchen comes complete with integrated appliances, while the living area opens onto a balcony, flooding the room with natural light. Externally, the property benefits from an allocated parking space, as well as access to a communal bin store and bike store. Ideally positioned, the apartment is just a short distance from Central Square, offering a range of amenities including a local convenience store, primary school, community centre, and popular café. Biggleswade town centre is just over a mile away, with an excellent selection of shops, bars, and restaurants, along with further big-brand retailers at the nearby Retail Park. For commuters, the mainline train station provides direct services into London King's Cross and St Pancras in as little as 40 minutes-making this an ideal home for first-time buyers and investors alike. Viewings can be arranged through our Biggleswade estate agent office.







FIRST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



## FAQs

Property Tenure: Leasehold  
Lease remaining: 113 Years  
Management Company: Broadlands Estate Management  
Service Charge: £1679 P/A (approx)  
Ground Rent: 365 P/A (approx)  
Council Tax Band: B  
Property Built: 2013  
Boiler installed: 2013  
Boiler last serviced: 2024  
Parking: Allocated Space  
Potential Rental Income: £1250.00 PCM  
Postcode for SatNav: SG18 8FD  
What3Words Location: ///outdoors.vibrate.entitles  
EPC Rating: B  
Water Meter: Yes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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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