



HARVEY ROBINSON

Guide Price

£240,000

Novello Drive

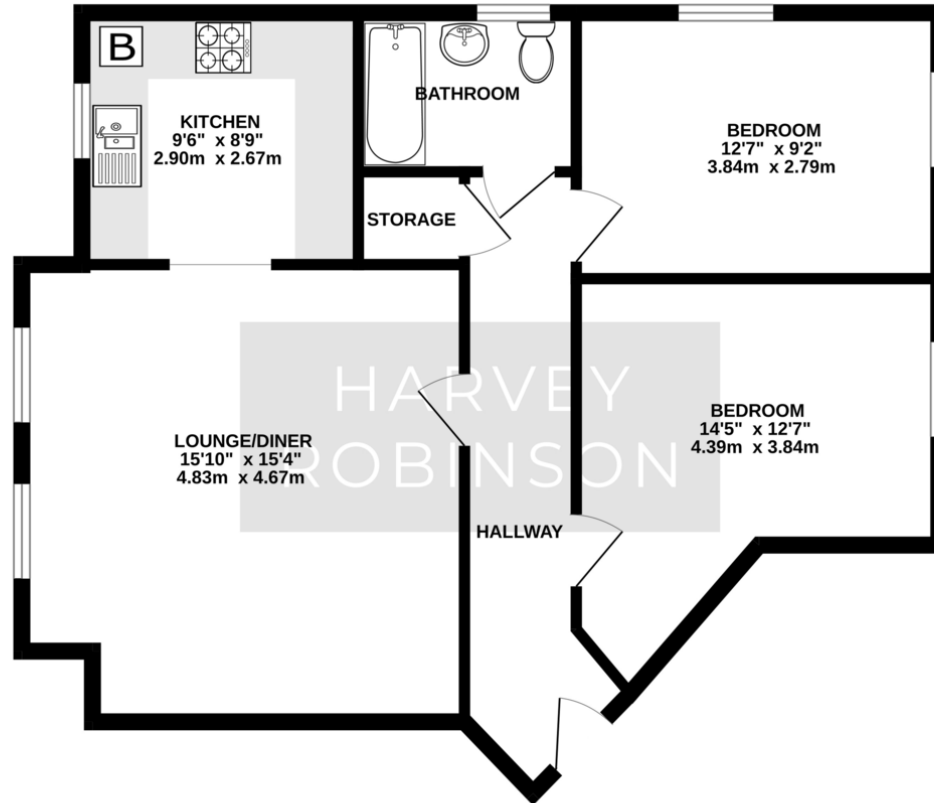
Biggleswade, SG18 8UR

We are delighted to offer for sale this beautifully presented, spacious two double bedroom top floor apartment within the popular and sought-after Kings Reach development. Constructed by Taylor Wimpey and finished to an excellent standard throughout, the apartment offers bright and well-proportioned accommodation, making it an ideal home for first-time buyers or investors. The property comprises an inviting entrance hall leading to a large open-plan lounge and dining area, perfect for both relaxing and entertaining. The modern high-gloss kitchen is fitted with a full range of integrated appliances and provides ample storage and worktop space. Both bedrooms are generous doubles, offering plenty of room for wardrobes and additional furniture, while the contemporary bathroom completes the accommodation. Externally, the apartment benefits from an allocated parking space, as well as access to communal bin and bike storage and additional visitor parking spaces, offering convenience for both residents and guests. This apartment represents a fantastic opportunity to purchase a stylish and well-maintained home within a thriving community, and viewings are highly recommended.



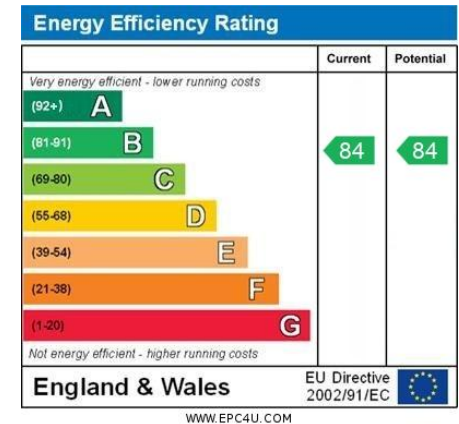


SECOND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



FAQs

Tenure: Leasehold
Property Built: 2018
Council Tax Band: A
Boiler Installed: 2018
Service Charge: £2,068.32 P/A
Ground Charge: £250.00 P/A
Lease Length: 118 years remaining from 125 years
Management Company: Trinity Estates
Potential Rental income: £1250pcm
Water Meter: Yes
EPC Rating: B



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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