



HARVEY ROBINSON

Guide Price

£190,000

Rutherford Way

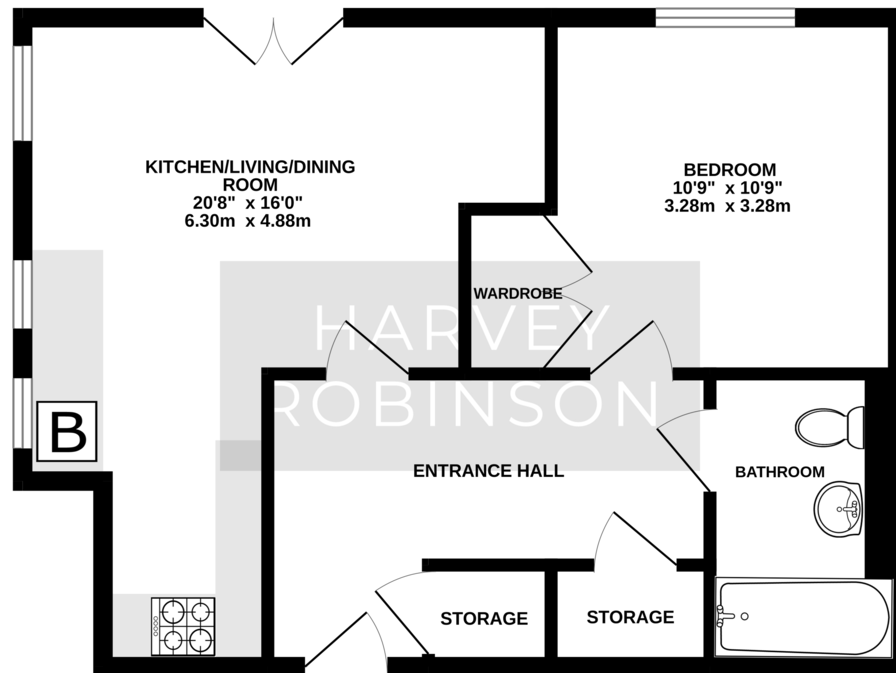
Biggleswade, SG18 8GA

We are delighted to offer for sale, this well presented second-floor apartment located within the sought-after Kings Reach development in Biggleswade. The property offers a welcoming entrance hall with two generous storage cupboards, leading to a bright and spacious lounge/dining area featuring a Juliet balcony and an open-plan kitchen. The well-proportioned double bedroom benefits from fitted wardrobes, while the stylish family bathroom completes the accommodation. Outside, residents can enjoy the communal gardens, along with the added convenience of an allocated parking space and access to a secure bike store.





GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.
Made with Metropix ©2025

FAQs

Tenure: Leasehold
Service Charge: £2,500 pa
Ground Rent: £200 pa (Increases by £100 every 10y)
Lease Length - 125 Years from New (114 Years Remaining)
Potential Rental Income: £895pc m
Property Built: 2015
Communal Garden Aspect: South
Council Tax Band: A
Boiler Installed: 2015
Boiler Serviced: 2016
Primary School Catchment: St Andrews East
Secondary School Catchment: Stratton / Edward Peake
Postcode for SatNav: SG18 8GA
What3Words: ///canoe.signed.dairies

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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