



92 Tavener Drive, Biggleswade - SG18 8XY

In Excess of £235,000

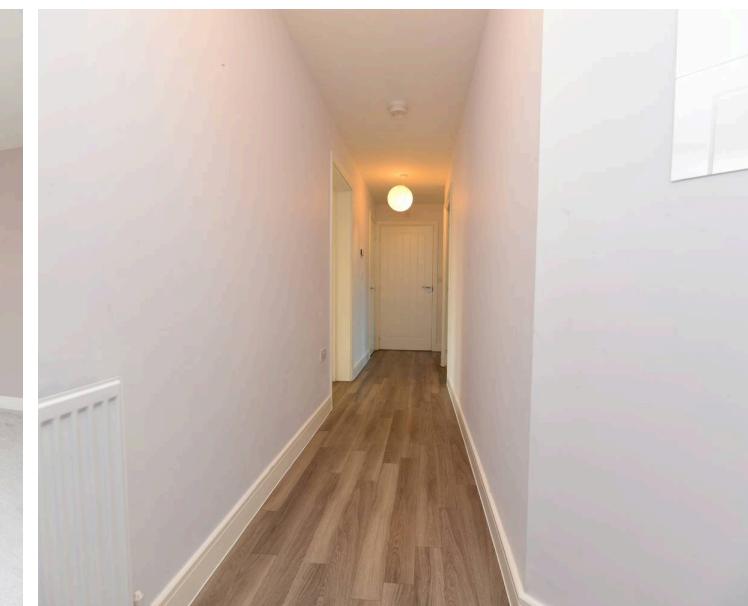


HARVEY
ROBINSON

- CHAIN FREE!
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMODATION
- INTEGRATED KITCHEN APPLIANCES
- ENSUITE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES
- WELL PRESENTED THROUGHOUT
- VIEWINGS HIGHLY ADVISED
- CLOSE TO AMENITIES

**** CHAIN FREE ****

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.

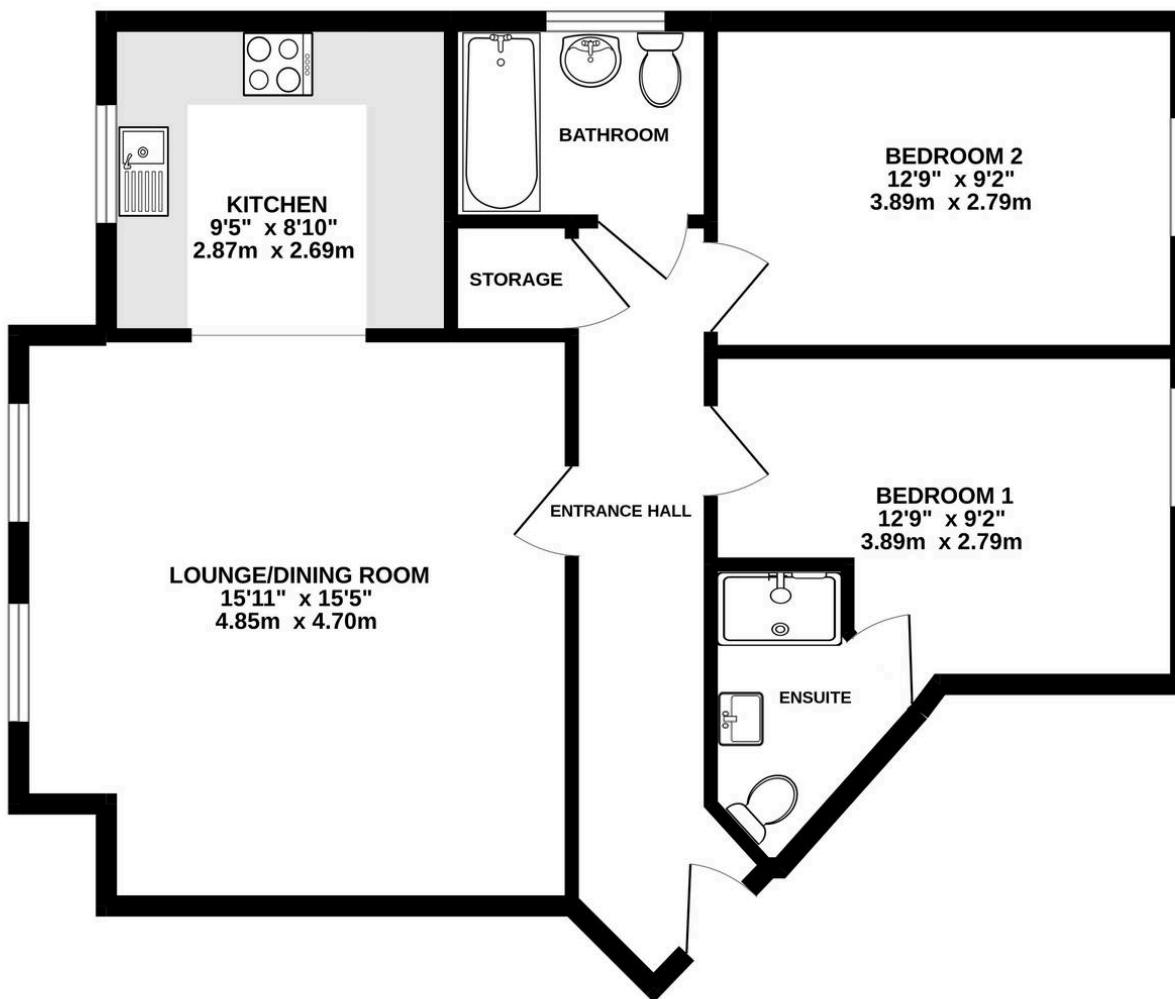
LOCATION AND AMENITIES

Located within walking distance of Central Square, this home enjoys easy access to a range of local amenities including a convenience store, a popular family-run café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This property would make an ideal purchase for first-time buyers or investors alike.

Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with further branded retail options available at the Retail Park on the outskirts of town. For commuters, the mainline train station provides direct access to London Kings Cross and St Pancras in under 40 minutes.



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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FAQ'S

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: £225 P/A (£18.75 PCM)

Ground Rent Review Period: 10 years

Service Charge: Approx. £1982.54 P/A (£165.21 PCM)

Service Charge Review Period: unknown

Council Tax Band: B

Water Meter: Yes

Potential Rental Income: Approx. £1100 PCM

Allocated Parking Spaces: D (one behind the other)

Postcode: SG18 8XY

what3words://maker.bubbles.tungsten

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.8 miles

Biggleswade Railway Station: 2.0 miles

Cambridge: 20.5 miles

Bedford: 12.8 miles

London: 46.8 miles