



Guide Price

£230,000

Rutherford Way

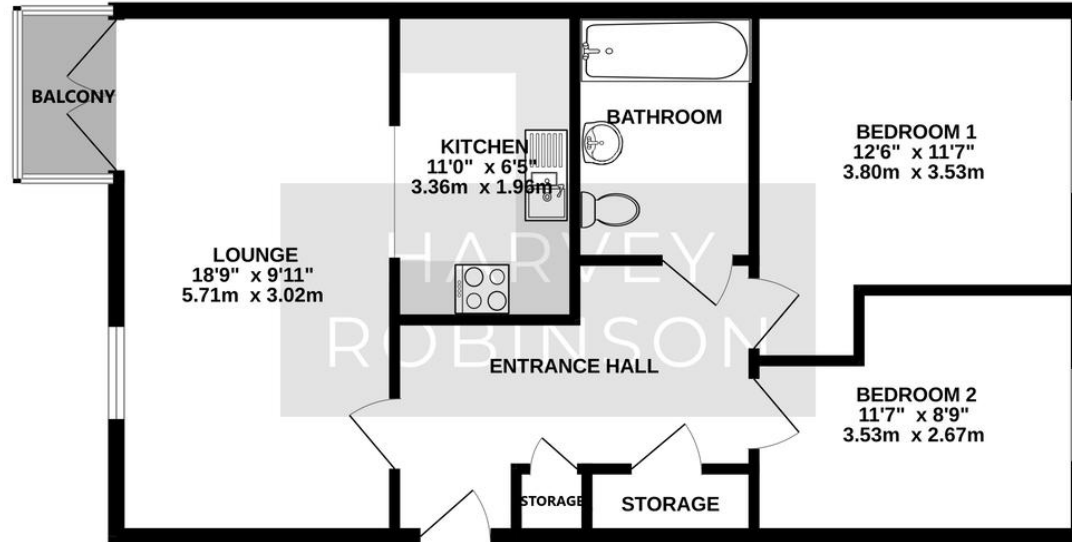
Biggleswade, SG18 8GA

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this two-bedroom second floor apartment located over-looking a community play area within the hugely popular and highly sought-after Kings Reach development. This modern, spacious, light and airy property in brief comprises of an Entrance Hall with two large storage cupboards and access to roof space, open plan Lounge/Dining Room with a south facing balcony, a Kitchen packed with integrated appliances, two Bedrooms and a fully tiled Bathroom. Outside, the property has allocated parking and the use of a secure communal bike store. The location of the apartment is within walking distance to local amenities to include a convenience store, barber shop, a popular café, and takeaway outlets. A Community Centre and Primary schooling is also present. Big-branded shopping facilities are found at the nearby retail park located on the outskirts of the town with Biggleswade Town Centre found within a mile provided further High Street shops, bars and restaurants. The train station with access into London Kings Cross and London St Pancras within the hour really makes this apartment a perfect first-time purchase or investment buy. Please contact our Biggleswade estate agent offices to arrange a viewing.





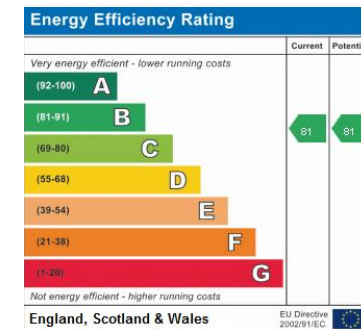
SECOND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.
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FAQs

Tenure: Leasehold
Property Built: 2014
Council Tax Band: B
EPC Rating: B
Lease length: 125 Years from new
Annual Ground Rent: £250
Maintenance Charge: £1736
Potential Rental Income: £950
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton



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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