



HARVEY ROBINSON

Guide Price

£220,000 - £230,000

10 Rutherford Way

Biggleswade, SG18 8GA

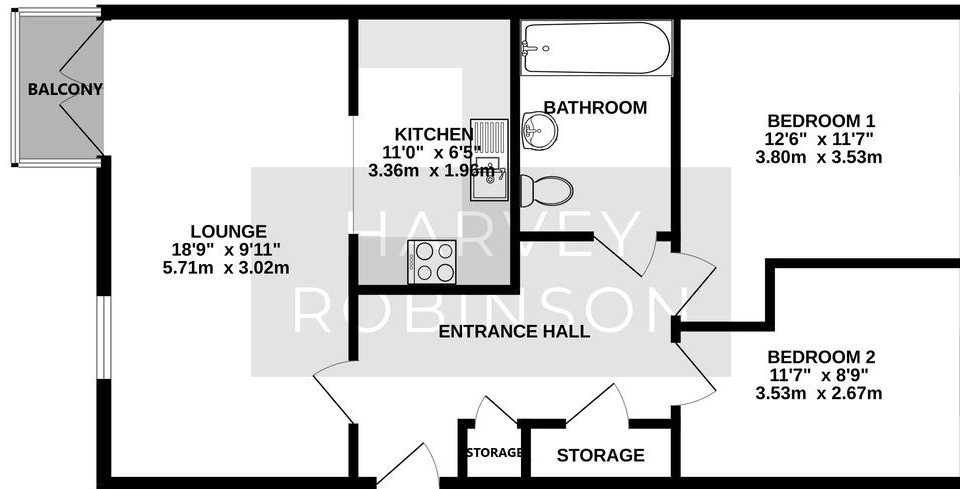
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Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this two-bedroom second floor apartment located over-looking a community play area within the hugely popular and highly sought-after Kings Reach development. 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.





**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  
Annual Maintenance Charge: £1736  
Lower School Catchment: St Andrews East  
Middle School Catchment: Edward Peake  
Upper School Catchment: Stratton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</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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