



Guide Price

£240,000

1 Novello Drive

Biggleswade, SG18 8UR



## PROPERTY SUMMARY

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this rarely available two double bedroom ground floor maisonette within the popular Kings Reach development. Constructed in 2018 by Taylor Wimpey and in immaculate condition throughout, the bright and spacious accommodation in brief consists of its own front door leading into an Entrance Hall, Lounge/Dining Room, an upgraded Kitchen, packed with integrated appliances, Two large double Bedrooms and a Bathroom. Outside, the property has an allocated car parking space, a communal bin and bike storage area and visitor parking spaces. Located close-by to amenities including a convenience store, community centre, a newly opened café and local schooling, the train station is a short distance away too making this apartment a great purchase for the first-time buyer or investor alike. Biggleswade town centre is within a mile and plays host to an array of High Street shops, bars and restaurants with excellent branded shopping nearby too at the A1 Retail Park. Viewing comes highly recommended.

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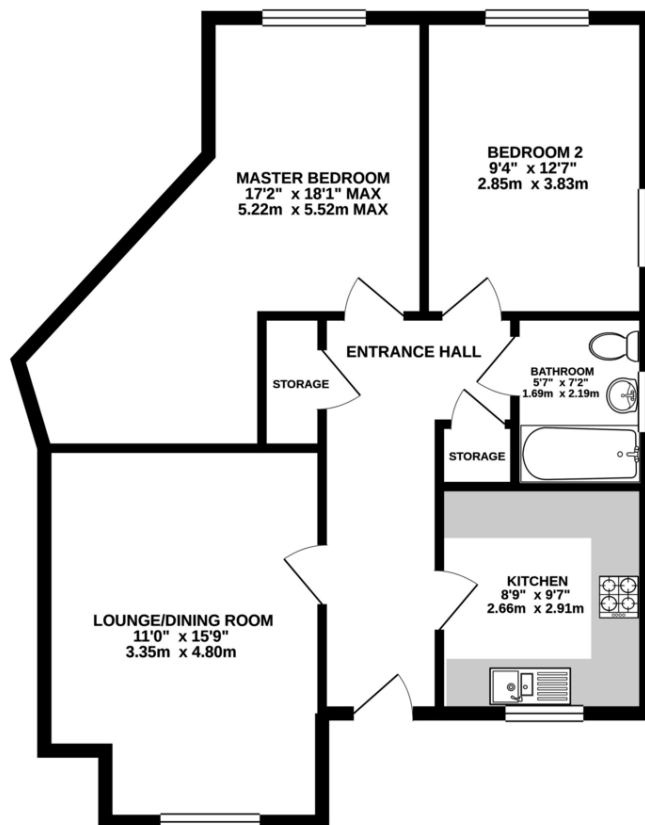
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GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.  
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## FAQs

Tenure: Leasehold  
Property Built: 2018  
Council Tax Band: B  
Ground Rent: £250.00 P/A  
Maintenance Charge: Approx £74.00 PCM  
Lease Length: 125 Years from new  
Potential Rental Income: £850.00 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



### OFFICE ADDRESS

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### CONTACT

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