



# Hancock's Estates

*With you every step of the way*



**61 Planets Way, Biggleswade, SG18 8FD**  
**£200,000 Leasehold**





# 61 Planets Way Biggleswade, SG18 8FD

- Modern Ground Floor Apartment
- Two Generous Bedrooms
- En-Suite Shower Room
- Three Piece Bathroom Suite
- Gas Radiator Heating
- Residents Communal Garden
- Secure Communal Brick Store
- Allocated Parking Space
- No Onward Chain
- Walking Distance to Local Shopping Court

Available with no forward chain, this well presented, modern, ground floor apartment is located on a sought after development within walking distance to local shopping parade. There is a communal garden, secure residents brick 'lock-up' / bike store and allocated parking space to rear. A superb investment purchase or first time buy.

Accommodation comprises entrance hall, living / dining room opening to kitchen, two generous bedrooms, en-suite shower room and separate three piece bathroom.



**£200,000 Leasehold**



## Entrance Hall

**Living Room** 17'11" into bay x 11'8" (5.46m into bay x 3.56m)

**Kitchen** 8'7" x 6'2" (2.62m x 1.88m)

**Bedroom 1** 15'0" x 8'8" (4.57m x 2.65m)

**En-suite**

**Bedroom 2** 11'2" x 7'2" (3.40m x 2.18m)

**Bathroom**

**Outside**

Residents communal garden area.

**Communal Store**

Secure, brick, communal lock-up / bike store.

**Lease Details**

Lease Term: 125 years from January 2014

Ground Rent: £200.00 per annum till January 2034

Service Charge £2178.95 per annum



### **Agents Notes**

Council Tax Band: B

Gas Combination Boiler - latest service 24/01/2025

### **About The Area**

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, chicken / pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores and High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Hobbycraft and Mountain Warehouse to name a few, plus Lidl supermarket.

### **Precise Location: what3words**

unspoiled.snack.mock

### **Carefully Selected Services**

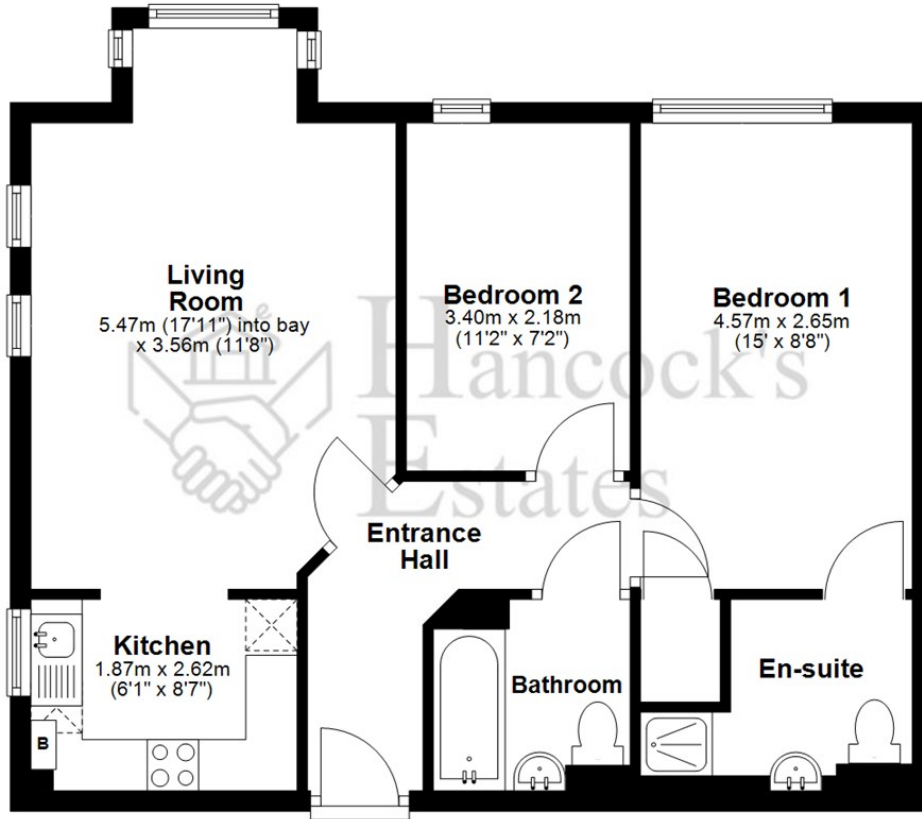
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





## Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

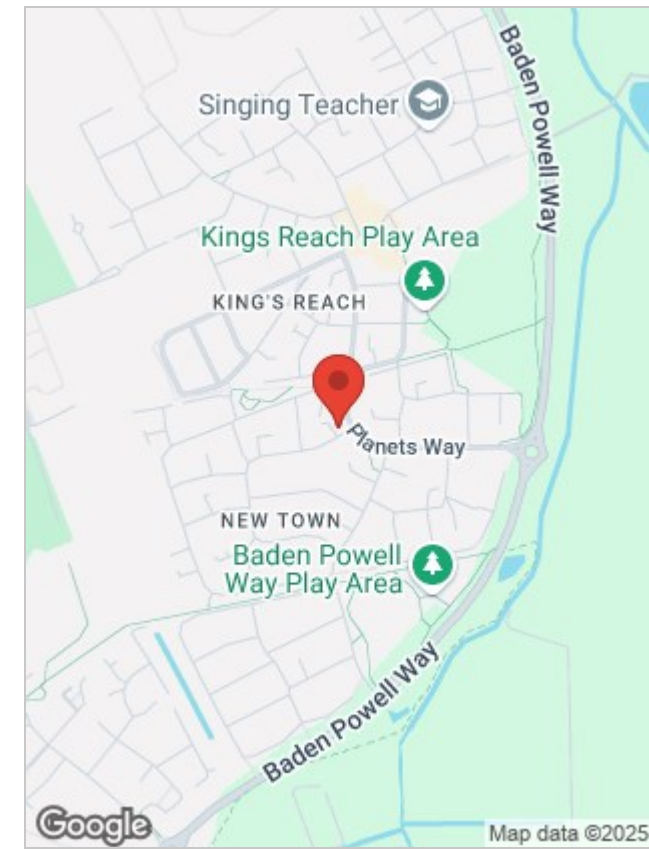
For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.  
Plan produced using PlanUp.

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 8FD**

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