



Royston Court, Potton, SG19 2NJ

Offers over £220,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latchem Dowling are delighted to offer for sale this stunning two bedroom first floor apartment situated just off the Town Centre.

The property is completely ready to move straight into as the kitchen has been re-fitted and also offers an array of appliances including- oven, hob, full height fridge/freezer, dishwasher, washing machine and separate dryer. So to has the shower room which again exudes quality.

The master bedroom has an extensive range of high gloss finished wardrobes with drawers, shelves and hanging space. Bedroom two is a good size.

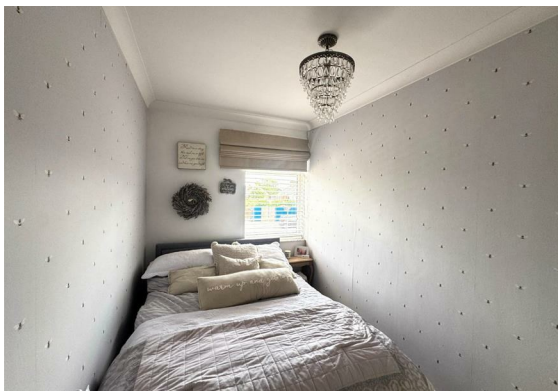
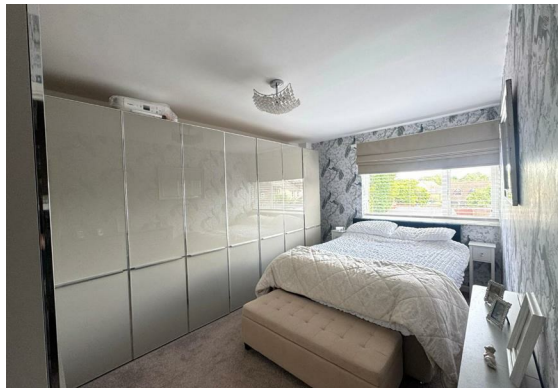
For convenient living you have all the lights operated by 'Alexa' as well as modern 'Hive' heating controls which is linked to a 'Worcester' gas combination boiler.

Outside there are beautifully maintained communal gardens which is a great place for entertaining friends and family.

Now a real bonus has to be the fact you are right in the Town Centre yet not only do you have a parking space but your own garage, a real plus!!

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively, both offer mainline train stations to London St Pancras.

As already stated, this really is a case of "put your personal belongings in and enjoy".





Communal Entrance

Entrance

Entrance Hall

Lounge/Diner
17'8 x 10'4 (5.38m x 3.15m)

Kitchen
10'5 x 6'9 (3.18m x 2.06m)

Bedroom One
14'6 x 9'9 (4.42m x 2.97m)

Bedroom Two
11'5 x 6'6 (3.48m x 1.98m)

Shower Room
9'3 x 5'5 (2.82m x 1.65m)

Outside

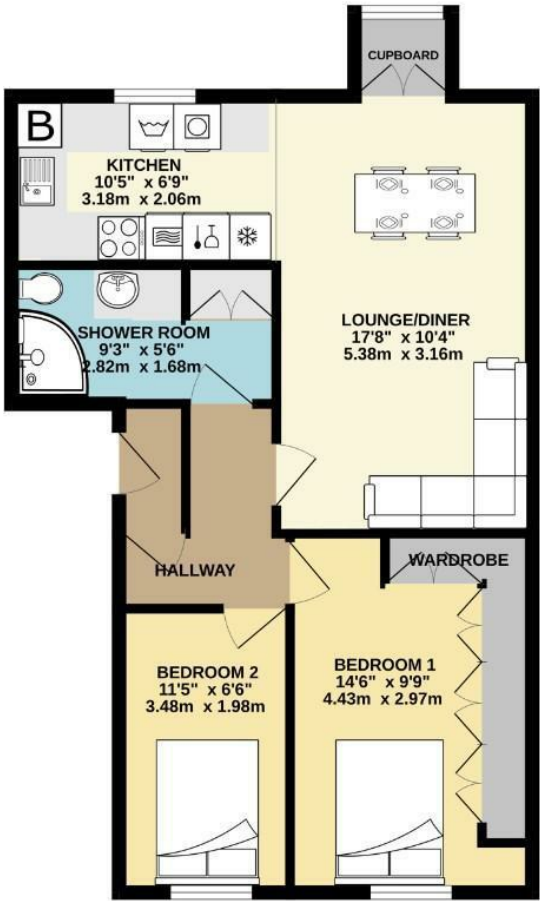
Communal Gardens

Garage

Agents Note

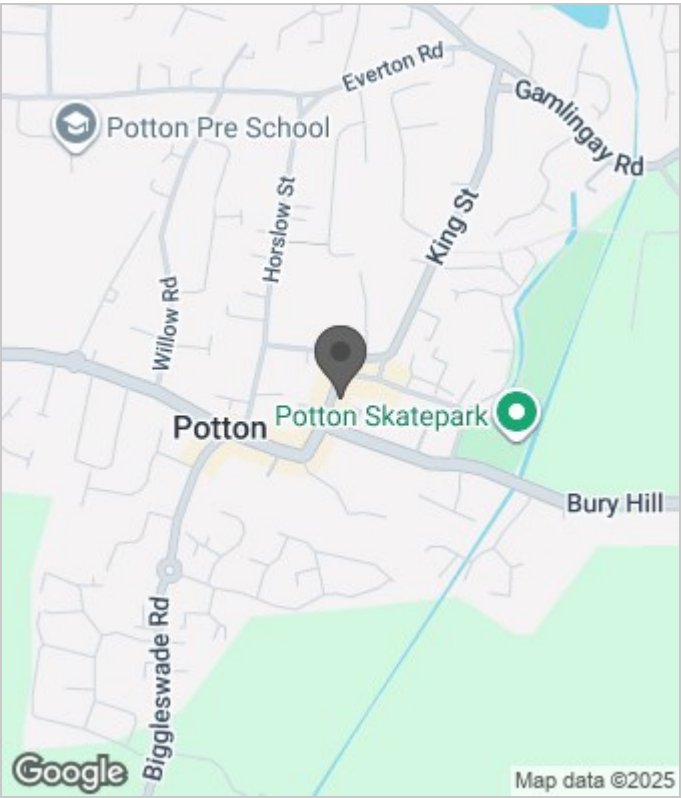


GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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