



Kennedy
&co.

Royston Court

Potton

SG19 2NJ

Fixed Price £220,000

Ground Floor Flat

2 Bedrooms

Chain Free

Fitted Kitchen

Walking Distance to all
Local Amenities

Wet Room

Spacious Sitting Room

Garage



This well-presented two-bedroom ground floor flat has been improved by the current owners in 2020 and is offered with no upward chain. Located in a well-maintained development, the property benefits from a modern and comfortable layout. The accommodation includes a spacious lounge/diner, a newly fitted kitchen, two bedrooms, and a refitted shower wet room. The home also benefits from refitted double glazing, new electric radiators, and new carpets installed during the 2020 renovation. Externally, the property enjoys a well-maintained communal garden, with a garage situated directly opposite, along with additional parking. Ideally located within walking distance to local amenities.

Potton is a historical market town with a strong sense of community. It offers local amenities like shops, cafes, public houses, restaurants, a pharmacy, a dentist, doctors and schooling. Potton is well-connected, with a train stations nearby in Biggleswade and Sandy (just 3 miles away). It is conveniently situated close to the A1(M) and the M11 allowing easy access into larger cities and towns.

PARTICULARS:

Security door, communal hallway leading to the front door through to the entry hall with the entry phone, storage cupboard, coving, consumer board.

LOUNGE/DINER

18' 6" x 11' 3" (5.64m x 3.43m) Full length double glazed window to the front, phone point, coving, shelving.

KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Fitted kitchen with cream base and wall mounted units, stainless steel mixer taps, worktops with return break fast bar, oven grill and hobs with circulator, tiled splashback, space for fridge and freezer, plumbing and space for washing machine and tumble dryer, double glazed window to the front.

MASTER BEDROOM

13' 5" x 9' 8" (4.09m x 2.95m) Double glazed window to the rear, radiator.

BEDROOM TWO

11' 4" x 6' 8" (3.45m x 2.03m) Double glazed window to the rear, radiator.

SHOWER/WET ROOM

Walk in shower with glass screen, fully tiled, W.C, wash hand basin, extractor fan, shaver point, heated towel rail, door to airing cupboard housing the hot water tank and water meter.

EXTERNALLY:

Well-maintained communal garden, garage, parking space for one in front of garage.



COUNCIL TAX BAND

TBC

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC

TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.