



**Kennedy
& Foster**

88 Venus Avenue
Biggleswade
SG18 8FJ
£247,000

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- INTEGRATED KITCHEN APPLIANCES
- AMTICO FLOORING
- BALCONY WITH VIEWS OVER FIELDS
- ALLOCATED PARKING
- BATHROOM AND EN SUITE
- NO UPWARD CHAIN



Lovely location with views from the balcony over fields, this two double bedroom modern first floor apartment has the benefit fitted kitchen, ensuite and family bathroom, great sized lounge and allocated parking. The property is being offered CHAIN FREE. Please contact Kennedy & Foster the Sole Agents to arrange your viewing.

COMMUNAL SECURITY ENTRANCE INTO HALLWAY

Stairs rising to first floor.

FRONT DOOR INTO:

HALLWAY

uPVC double glazed window to rear aspect, two built in storage cupboards, Amtico floor, wall mounted radiator. Panelled doors to:

OPENPLAN KITCHEN & LOUNGE/DINING ROOM

LOUNGE/DINING AREA

16' 0" x 6' 2" (4.88m x 1.88m) Amtico floor, spotlights to ceiling, two wall mounted radiator, walk through to kitchen. uPVC double glazed doors to:

BALCONY

With views over fields.

KITCHEN AREA

11' 6" x 6' 2" (3.51m x 1.88m) uPVC double glazed window to rear aspect, range of eye level and base units with contrasting work surfaces over with upstand, stainless steel 1 1/2 bowl sink and drainer unit. Built in oven and gas hob with glass splash back and chimney style extractor, cupboard housing wall mounted boiler, integrated washing machine and fridge/freezer.

BEDROOM ONE

10' 1" x 9' 3" excluding door recess (3.07m x 2.82m) uPVC double glazed window to front aspect, wall mounted radiator, built in mirrored wardrobes. Panelled door to:

ENSUITE

Corner shower unit, pedestal mounted wash hand basin, close coupled WC, wall mounted radiator, tiled splash back, tiled floor.

BEDROOM TWO

10' 8" x 9' 6" (3.25m x 2.9m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to rear aspect, panelled bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, tiled splash back, tiled floor, wall mounted radiator.

OUTSIDE

Decked balcony with glass balustrade.

ALLOCATED PARKING FOR ONE VEHICLE

COMMUNAL GARDEN, BIKE SHED AND BIN STORE

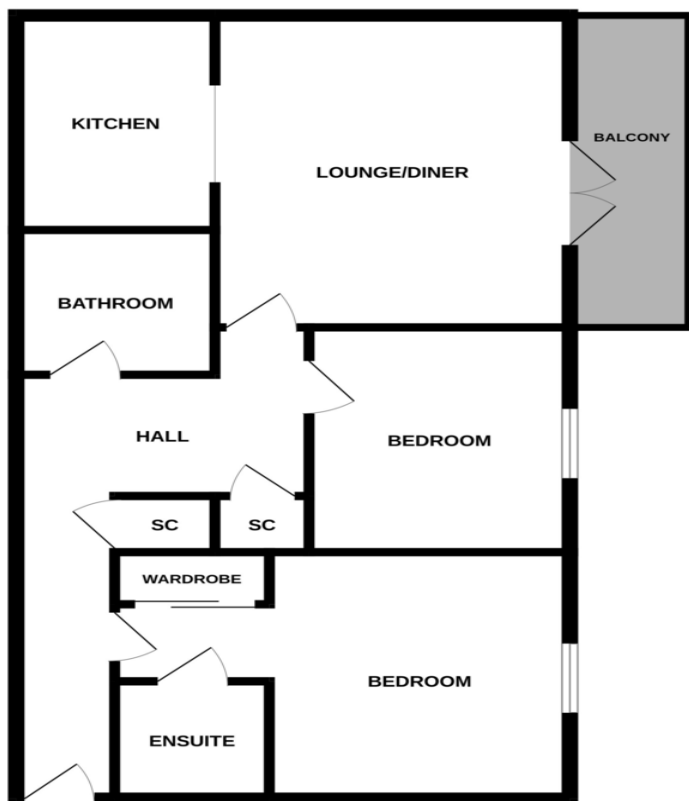
AGENT NOTES

Lease details: 125 years from 2017

Ground Rent charge currently £250.00 per Annum

Service charge currently: £2,783.99 per Annum





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 mis-statement. 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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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.