



Kennedy
&co.

Royston Court

Potton

SG19 2NJ

Offers Over £220,000

Re-fitted kitchen with
appliances

Re-fitted large shower room

Quality fitments throughout

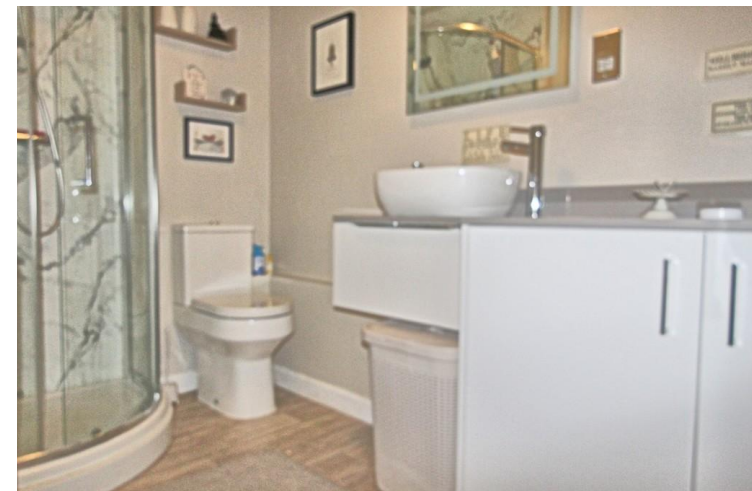
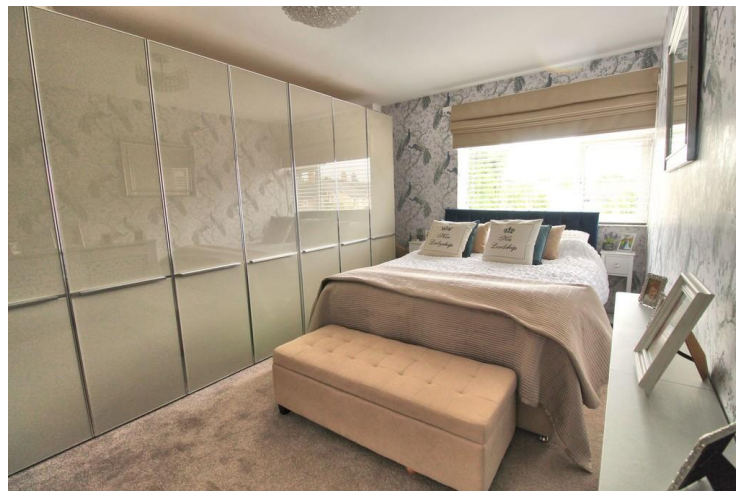
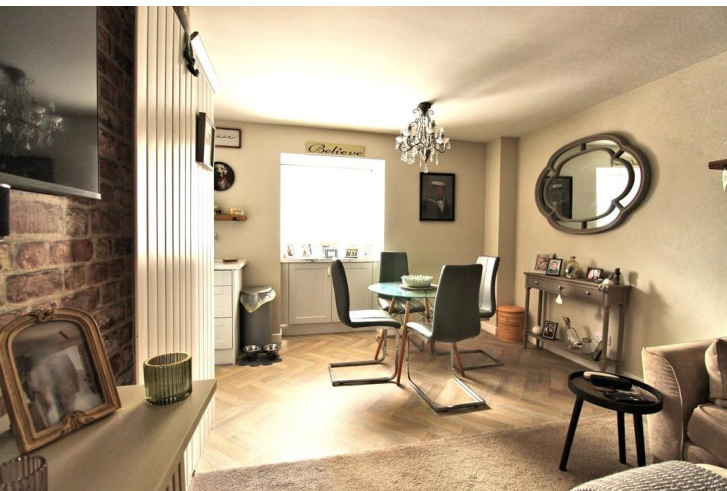
Two good sized bedrooms

Full length wardrobes to the
master

Ornate radiator covers

Gas central heating

Garage



A beautifully presented apartment set within the heart of Pottton town centre and within easy reach of that Pottton has to offer. The apartment is one of a few that are well managed and has well maintained communal gardens.

The kitchen has been replaced and provides a good range of appliances and marble effect worktops. The shower room has also been replaced with some of the best fitments we have seen. There are two good sized bedrooms with full length wardrobes to the master. Touch sensitive light fitments and ornate radiator covers are added to the list of quality fitments. Outside are beautifully managed gardens, garage and parking.

PARTICULARS

MAIN ENTRANCE

UPVC double glazed door leading to a communal hallway, stairs leading to the apartment.

Georgian door and entry phone system to:

HALL

Consumer board, entry phone system, smoke detector.

Door to:

HALLWAY

Radiator with ornate cover. Doors to all principle rooms.

LOUNGE/DINER

17' 8" x 10' 9" (5.38m x 3.28m) Electric fire in timber surround. Upvc double glazed box bay window to the

front with built in unit to complement the kitchen.

Upright radiator. T.V and telephone point.

KITCHEN

16' 10" x 10' 6" (5.13m x 3.2m) UPVC double glazed window to the front. Re-fitted base and wall mounted units in a satin finish with marble effect work tops and timber splash guard surround. Moulded sink with swan neck tap. 'Neue' oven, hob and extractor. recessed lighting. Down lighting to the wall cupboards. Built in dishwasher. Built in fridge/freezer. Cupboard housing the washing machine and tumble dryer. Cupboard housing the 'Worcester' boiler.

MASTER BEDROOM

14' 6" x 10' 4" (4.42m x 3.15m) UPVC double glazed window to the rear. Large full length wardrobes providing hanging and storage space. Radiator with ornate cover.

BEDROOM 2

11' 5" x 6' 7" (3.48m x 2.01m) UPVC double glazed window to the rear. Radiator with ornate cover.

SHOWER ROOM

A large corner shower. Low level W.C. Vanity unit, with drawers and cupboards housing the wash hand basin. Mirror with touch light. Shaver point. Heated towel rail. Amtico flooring.

EXTERNALLY

Communal gardens laid to lawn with shrubs. Designated areas for washing line and refuse bins.

SINGLE GARAGE

En-bloc. Metal up and over door. Parking to the front of garage.

AGENTS NOTE

The current owner pays £80 per month. This includes: Maintenance and ground rent, buildings insurance, gardening and cleaning of communal areas.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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. 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.