



Kennedy
&co.

Jacobs Close

Potton

SG19 2SG

Offers Over £135,000

Purpose-built one-bedroom
apartment

Located within a small block

Overlooking the gardens

No upper chain

First floor apartment

Long lease over 900 years

Own loft space for storage

Low maintenance charge



We are very pleased to offer to market this purpose-built one-bedroom self-contained apartment located within a low density, light and airy block in the historic market town of Potton. Positioned on a quiet no-through road overlooking the communal gardens within walking distance to local shops, the Market Square and plenty of green areas for walks. The flat is clean and tidy and offered for sale with no upper chain and benefits from low running costs and a long lease. Uniquely this property has its own loft for that all important storage space. Potton also has easy access to the A1(M) and is within 10 minutes of Sandy train station. A viewing is highly recommended.

PARTICULARS

Entrance is via a large communal hall with entry phone system. Stairs rising to the first floor where the apartment is located. Large landing with large picture window. Door to:

HALLWAY

Fuse board. Access to the loft space. Storage cupboard. Through to:

LOUNGE

12' 8" x 11' 4" (3.86m x 3.45m) Double-glazed bay window to the rear. Storage heating.

KITCHEN

9' 2" x 5' 4" (2.79m x 1.63m) Base and wall mounted units. Indesit oven and hob. Extractor. Space for fridge, freezer and space for washer/dryer. Stainless steel sink and drainer. Double-glazed window to the rear.

BATHROOM

Good size bathroom with panelled bath, vanity unit housing the wash hand basin with cupboards beneath, W.C. Obscure double-glazed window to the side. Airing cupboard. Wall-mounted boiler.

BEDROOM

9' 10" x 8' 5" (3m x 2.57m) Double-glazed window to the rear. Wall mounted heater. Fitted wardrobes.

EXTERNALLY

Allocated parking and visitor car space.

AGENTS NOTE:

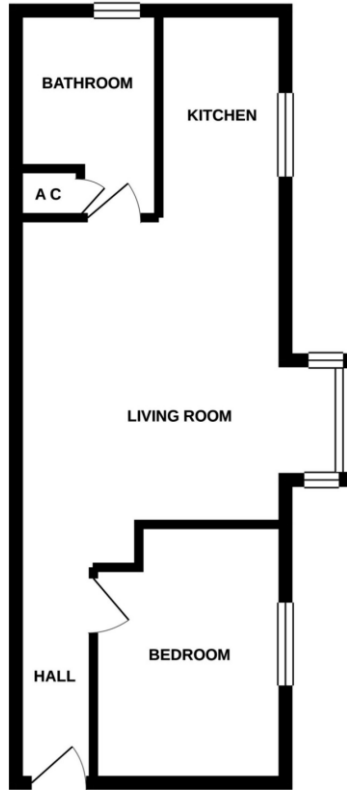
963 years remaining on the lease.

Zero ground rent.

Maintenance charge of £65.00 per month.



36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 36.5 sq.m. (393 sq.ft.) 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 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.
Made with Metropix 6/2021.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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.