



Kennedy
&co.

Larkins Close

Potton

SG19 2RT

Asking Price Of £150,000

Lovely ground floor flat

One bedroom

Open plan to lounge &
Kitchen

Bathroom with shower over
bath

Allocated parking

Small enclosed garden

Offered with no chain above



A lovely ground floor modern flat with the added benefit of a small garden situated in a small development and within easy walking distance to shops, restaurants and all surrounding amenities that this quaint market town of Potton has to offer.

The property is modern throughout with its own entrance hall, one bedroom and open plan lounge through to the kitchen. Externally there is allocated parking plus one extra and a small enclosed rear garden.

Potton is a small market town next to the larger towns of Sandy and Biggleswade that gives excellent train links to London and the north. Potton has a wide range of shops and eateries along with a good community feel with clubs and social events.

PARTICULARS

Composite door through to:

ENTRANCE HALL

Radiator, door to:

OPEN PLAN LOUNGE/KITCHEN

15' 1" x 14' 9" (4.6m x 4.5m) KITCHEN AREA

White base and wall mounted units with stainless steel sink, drainer and work top surfaces, Built in oven and hob with stainless steel extractor over, Integrated fridge/freezer, tiled flooring, plumbing and space for washing machine.

LOUNGE AREA

Double glazed window to the rear, radiator.

BATHROOM

Three piece suite comprising: pannelled bath with shower over and glazed screen, pedestal wash hand basin, W.C., ladder style radiator, extractor, tiled flooring, fully tiled, double glazed obscure window to the rear.

BEDROOM

13' 6" x 9' (4.11m x 2.74m) Double glazed window to the rear, radiator.

EXTERNALLY

Enclosed garden measuring approx 22' x 15', mainly laid to lawn with small patio.

AGENTS NOTE

Please note, these photographs have been supplied by the client and taken from when the property was purchased however we can confirm the condition has not changed.

Leasehold term 999 years.

Ground rent - Zero as agreed between the three owners of 1-3 Larkins Close leasehold management company. Any repairs would be paid equally between the three properties.

Building insurance costs £156.14 per annum.

Service/management charge at £35 per month.

Management company is owned by the 13 properties at Larkins Close with each having equal share.





COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

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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 are 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