

Sanger Avenue, Biggleswade - SG18 8FY

Guide Price £215,000

HARVEY ROBINSON

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- OPEN PLAN KITCHEN / LIVING ROOM
- ENSUITE TO MAIN BEDROOM
- ALLOCATED PARKING
- COMMUNAL GARDEN
- VIEWINGS HIGHLY RECOMMENDED
- POPULAR KINGS REACH LOCATION
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED THROUGHOUT














love

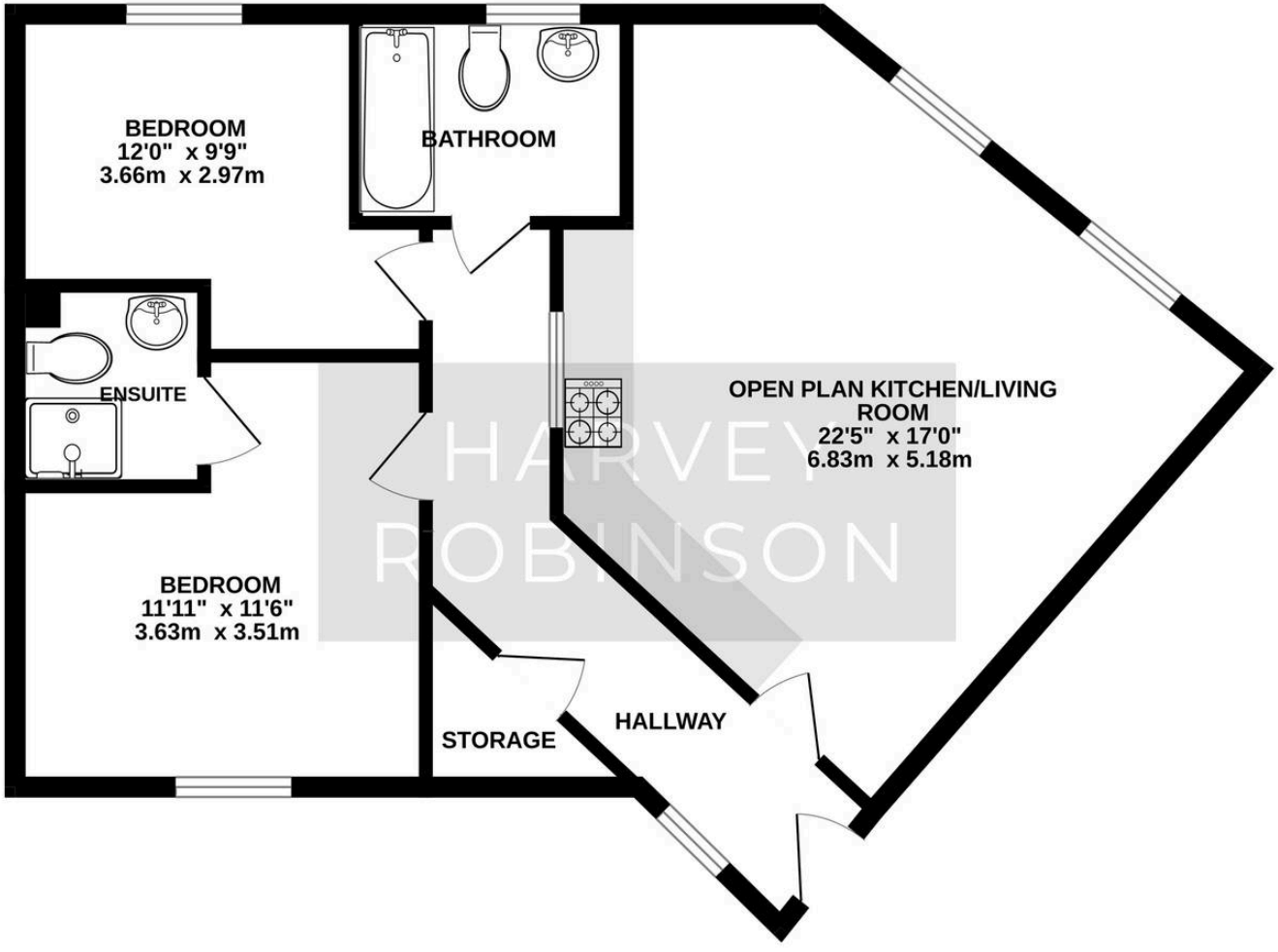
We are delighted to bring to market this stunning two-bedroom top floor apartment situated within the popular King's Reach development. Step inside this lovely home into a spacious hallway with doors leading to a large open plan kitchen/living/dining room, two double bedrooms with an ensuite to the main bedroom and a family bathroom. The property further benefits from allocated parking for one car and a large, enclosed communal garden.







SECOND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



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TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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LOCATION

Located within walking distance from Central Square with amenities to include a local convenience store, a popular café, and takeaway outlets as well as primary schooling, a community centre and play parks nearby this property would make for an ideal home for the first time buyer or investment buyer alike. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further brand shopping located at the A1 Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancreas within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.

FAQS

Tenure: Leasehold
Lease Remaining: 113 years
Service Charge: £2,178.95 per annum
Ground Rent: £100 per annum
Constructed: 2015
Communal Garden Aspect: South-East
Council Tax Band: B
EPC Rating: C
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Postcode for SatNav: SG18 8FY
What3Words: ///remaking.backers.retiring

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B