



**Kennedy
& Foster**

10 Hawking Drive
Biggleswade
SG18 8GN
£230,000

- FIRST FLOOR APARTMENT
- LOUNGE AND SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM AND ENSUITE SHOWER ROOM
- GAS RADIATOR CENTRAL HEATING
- ALLOCATED PARKING SPACE
- POPULAR KINGS REACH DEVELOPMENT
- VIEWING RECOMMENDED



This nicely presented 2 double bedroom, 2 bathroom first floor apartment is situated on the popular Kings Reach Development. The property is within walking distance to shops and amenities and has access to the train station and town centre. The property has the advantage of a lounge and separate kitchen, gas radiator central heating, and parking space. The vendors of this property have paid the ground rent and service charge for this year. contact us, the sole agents to arrange your viewing of this lovely apartment.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, telephone intercom, cupboard housing consumer unit. Doors to:

LOUNGE

10' 11" x 18' 11" (3.33m x 5.77m) Dual aspect uPVC double glazed windows and French doors and Juliette balcony, two radiators.

KITCHEN

9' 7" x 7' 5" max (2.92m x 2.26m) Wall, base and drawer units with work surface over, built in oven, gas hob and extractor hood over, integrated fridge/freezer, washing machine and wish washer. Stainless steel single drainer sink unit with mixer tap, uPVC double glazed window, radiator, cupboard housing boiler.

BEDROOM ONE

10' 10" x 9' 02" (3.3m x 2.79m) uPVC double glazed windows and French doors and Juliette balcony, radiator, TV and ariel point. Door to:

ENSUITE

Tiled shower cubicle with shower over, pedestal basin, low level WC, frosted uPVC double glazed window.

BEDROOM TWO

10' 2" x 10' 00" (3.1m x 3.05m) uPVC double glazed window, radiator.

BATHROOM

Panelled bath with shower over, low level WC, pedestal basin, shaver point.

OUTSIDE

Bin store and bike shed.

ALLOCATED PARKING SPACE

AGENT NOTES

Length of Lease - 125 years from

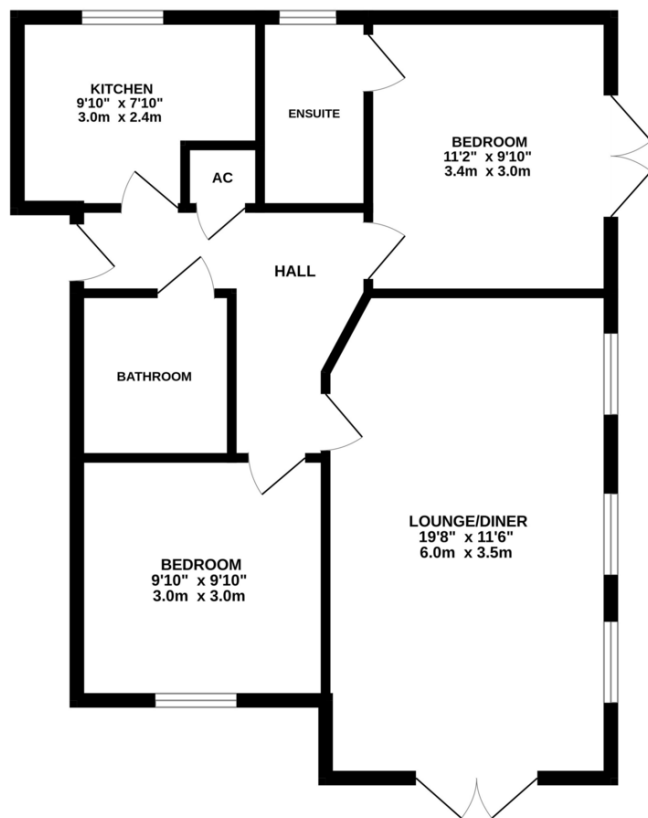
Service charges - £2,505 per annum

Ground Rent - £331.71 per annum

THE VENDORS OF THIS PROPERTY HAVE PAID
THE GROUND RENT AND SERVICE CHARGE FOR
THIS YEAR.



MIDFLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) 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.
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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.