



Kennedy
&co.

Royston Court

Potton

SG19 2NJ

Offers Over £220,000

Modern penthouse
apartment

Three bedrooms

Re-fitted open plan
kitchen/lounge and dining
area

Oak internal doors

Re-fitted four-piece
bathroom

Double glazed windows

Communal gardens

Walking distance to the
Square



A rarely available three bedroom penthouse located in the popular quaint town of Potton. The property sits on the top floor and the only one on that landing. The current owners have occupied the property for many years and improved by adding an open plan re-fitted kitchen, lounge and dining room, re-fitted four piece bathroom suite, double glazing, oak internal doors newly fitted heating system with slimline oil filled heaters and tastefully decorated. The property is close to the market square, so within easy reach of all amenities, clubs, restaurants etc. A single garage is also available by separate negotiation.

PARTICULARS

Entry phone system to communal door with stairs rising to the first and second floor. The property is located on the second floor and the only apartment from those stairs.

LANDING

Door to:

ENTRANCE HALLWAY

Airing cupboard housing the new pressurised hot water tank. Consumer board, Sliding oak door to:

LOUNGE/DINING ROOM/KITCHEN

20' 7" x 22' 0" (6.27m x 6.71m) Lounge area - Velux windows with fitted blinds.

Dining area - newly fitted slimline heater, Velux windows with fitted blinds.

Kitchen area - Re-fitted with base and wall mounted units, ample work top areas with sink and drainer, freestanding oven and hob with circulator, plumbing and space for washing machine, space for fridge/freezer, Velux windows with blinds fitted.

BATHROOM

Fully tiled walls and flooring, four-piece suite comprising, walk in rain shower with handheld unit, vanity unit housing the wash hand basin, bath, W.C., touch screen mirror with light that does not mist up, extractor, obscure Velux window with fitted blinds, heated towel rail.

BEDROOM ONE

13' 9" x 9' 6" (4.19m x 2.9m) Slimline heater, double wardrobe, Velux window with fitted blinds.

BEDROOM TWO

12' 8" x 8' 5" (3.86m x 2.57m) Slimline heater, Velux window with fitted blinds.

BEDROOM THREE

10' 6" x 6' 9" (3.2m x 2.06m) Slimline heater, Velux window with fitted blinds.

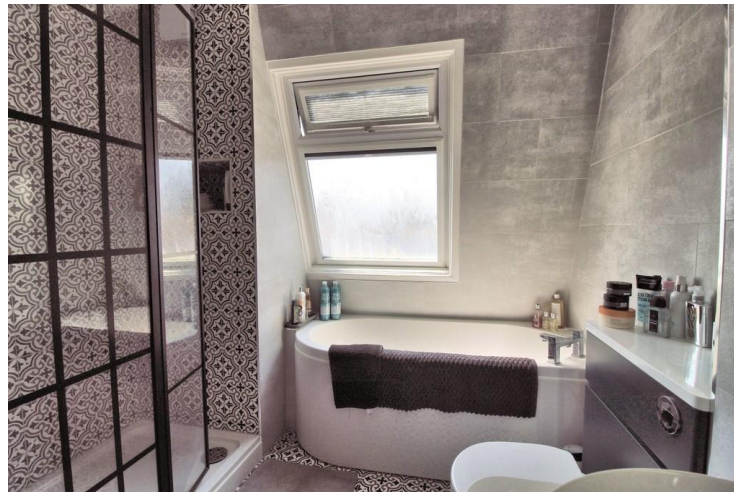
EXTERNALLY

Beautiful communal gardens with washing line facilities, communal bins hidden away, seating areas.

AGENTS NOTE

The maintenance company is owned and run by the residents that own the properties. The monthly maintenance charge equates to £91 per month (includes building insurance and has 999 years on the lease.

There is a garage with one parking space available to use, please enquire.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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.