



**Kennedy
& Foster**

61 Walker Mead

Biggleswade

SG18 8GW

£270,000

- EXCEPTIONAL TOP FLOOR APARTMENT
- TWO BEDROOMS
- DETACHED GARAGE WITH PARKING TO FRONT
- OPEN PLAN KITCHEN AND LIVING ROOM
- BALCONY WITH VIEWS OVER FIELDS
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- GREAT LOCATION ON THE POPULAR KINGS REACH DEVELOPMENT



This exceptional and spacious top floor apartment with a detached GARAGE and parking is a real beauty. The property has a balcony overlooking fields, a spacious living and kitchen area, 2 good size bedrooms, en suite to the master bedroom and family bathroom. This well presented property must be viewed to be fully appreciate what it has to offer and the location. Contact us, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

uPVC double glazed window to rear, storage cupboard, radiator, intercom system, shelved cupboard with hot water tank. Doors to:

BEDROOM ONE

10' 8" x 9' 7" widening to 15' 00" (3.25m x 2.92m)
Radiator, uPVC double glazed window with views over fields to front, built in double wardrobe with mirrored sliding door. Door to:

ENSUITE

Shower cubicle with shower over, pedestal basin, close coupled WC, heated towel rail, extractor.

BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m) Radiator, uPVC double glazed window to front with lovely views.

BATHROOM

Panelled bath with mixer tap and shower over, wash hand basin, close coupled WC, heated towel rail, extractor, uPVC double glazed frosted window to rear.

LIVING ROOM/KITCHEN

19' 0" x 16' 7" (5.79m x 5.05m)

LOUNGE AREA

uPVC double glazed French doors to balcony with lovely views.

KITCHEN AREA

Soft closing wall, base and drawer units with work surfaces over, oven and gas hob with extractor over, integrated fridge/freezer and dishwasher, cupboard housing boiler, uPVC double glazed window to front.

BALCONY

Overlooking fields.

DETACHED GARAGE

Up and over door, parking space to front.

COMMUNAL GARDENS

AGENT NOTES

Lease Details - 125 Years from February 2015

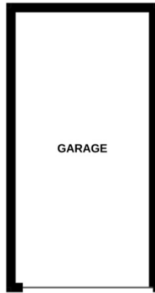
Service Charge - £1,338.58 per annum

Ground Rent - £250 per annum



OUTSIDE
159 sq ft (14.8 sq.m.) approx.

SECOND FLOOR
734 sq ft (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq ft (81.1 sq.m.) approx.
Made with Metropix 02022

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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.