



Kennedy
&co.

Royston Court

Potton

SG19 2NJ

Asking Price Of £215,000

Well presented apartment

Two bedrooms

Replacement kitchen with
quality appliances

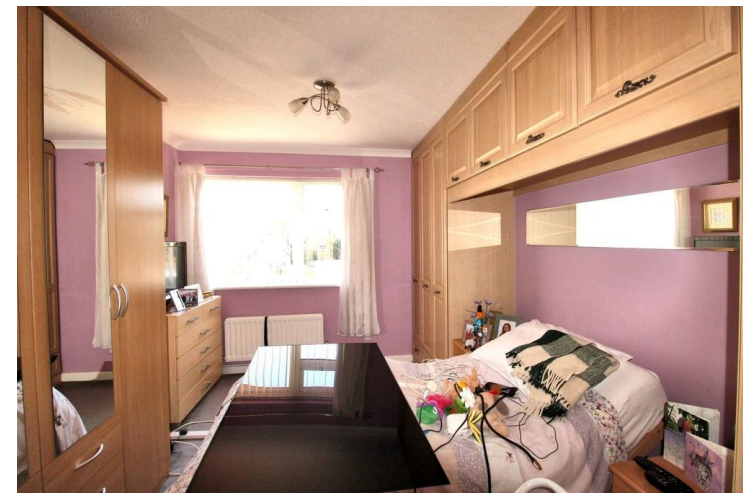
Re-fitted shower room

Beautiful communal
gardens

Oak internal doors

Parking

Garage



A very well presented two bedroom apartment just a stones throw from the quaint market square of Potton. The residents of these apartments own the management company and have a new lease of 999 years.

The current owner has improved and modernised the apartment by having a replacement kitchen with quality appliances, a re-fitted shower room, new double glazed windows and oak internal doors. The apartment also has the benefit of off road parking and a garage. A viewing is highly recommended via the agents Kennedy & Co.

PARTICULARS

Secure communal door, stairs rising to the first floor to:

HALLWAY

Entry phone, radiator, smoke detector, oak door to:

LOUNGE

18' 7" x 10' (5.66m x 3.05m) Double glazed full length window to the front, radiator.

KITCHEN

10' 8" x 10' 4" (3.25m x 3.15m) Re-fitted in High gloss, grain effect base and wall mounted units with rolled edge work tops and stainless steel sink and drainer, Zanussi hob with extractor over, Zanussi oven and combi grill and microwave, built in washer/dryer, integral fridge/freezer, double glazed window to the front, tiled splash guard surround, Worcester wall mounted boiler (replaced), recessed lighting.

BEDROOM ONE

13' 4" x 10' 3" (4.06m x 3.12m) Fully fitted with wardrobes, drawers and overhead cupboards, radiator, double glazed window to the rear overlooking the gardens.

BEDROOM TWO

11' 4" x 6' 4" (3.45m x 1.93m) Double glazed window to the rear overlooking the gardens, radiator.

SHOWER ROOM

Good sized shower room with a large walk in shower, vanity unit housing the wash hand basin, W.C., heated towel rail, storage cupboard with tumble dryer space.

EXTERNALLY

Beautifully maintained communal gardens with designated areas for washing lines and refuse bins, lawns and borders,

Single garage en-bloc with parking directly to the front.

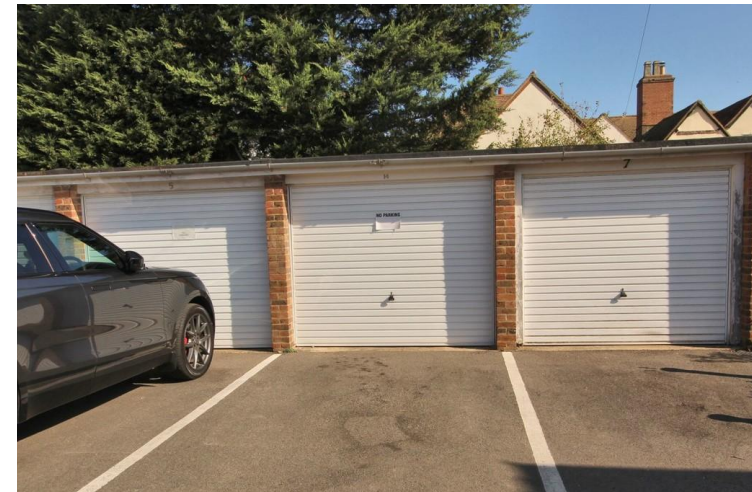
Maintenance, ground rent, buildings insurance, gardening and cleaning of communal areas are at a charge of £86 per month.

AGENTS NOTE

Anti-Money Laundering (AML): Purchasers

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. If you agree on a purchase, you will be required to undertake AML and financial sanctions checks carried out by our third party provider. They will charge you a one-off fee at a cost of £52 inclusive of VAT per property (not per person).

We do not receive a referral fee for this.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold owned by the residents. Maintenance, ground rent, buildings insurance, gardening and cleaning of communal areas are at a charge of £80 per month.

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	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. 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