



Elgar Place, Sullivan Court - SG18 8SQ

Guide Price £215,000



HARVEY
ROBINSON

- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- OPEN PLAN ACCOMMODATION
- EN-SUITE TO PRINCIPLE BEDROOM
- INTEGRATED APPLIANCES
- SOUGHT-AFTER LOCATION
- ALLOCATED PARKING FOR TWO VEHICLES
- BRILLIANT CONDITION THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY / INVESTMENT





We are delighted to offer for sale this well presented, ground floor apartment offering an excellent opportunity for those seeking modern living in a convenient location, close to a range of local amenities. The property features two generously sized bedrooms with the principal bedroom benefiting from a stylish ensuite shower room for added privacy and convenience. In addition to the ensuite, there is a contemporary family bathroom, fitted with quality fixtures and a clean, neutral finish. The open plan living accommodation is the heart of the home, seamlessly combining the lounge, dining, and kitchen areas to create a versatile and sociable space that is ideal for entertaining or relaxing.

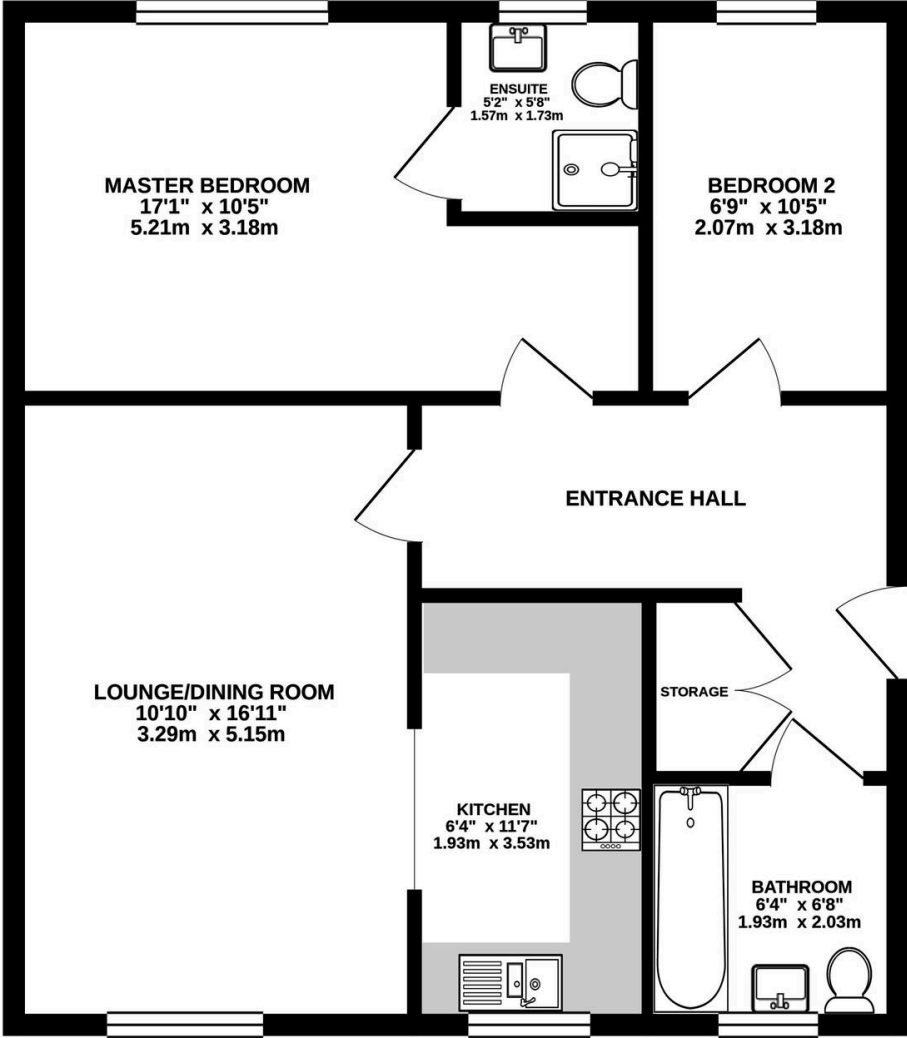
Outside there is allocated parking for two vehicles included as well as plenty of visitors parking surrounding the property, ensuring convenience for residents and visitors alike.

LOCATION AND AMENITIES

This well positioned and looked-after apartment is located on Central Square which offers amenities to include a local convenience store, primary schooling, a community centre and a popular café. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making this property ideal for a first time buyer or investment purchasers alike. Early viewings are highly recommended to fully appreciate all that this impressive home has to offer.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2017

Water Meter: Yes

Boiler installed: 2017

Boiler last serviced: 2025

Ground Rent: £250pa

Maintenance Charge: £1754.64pa

Lease Length Remaining: 115 Years

Primary school catchment: St Andrews East

Secondary school catchment: Edward Peake/ Stratton

What3Words Location: [///shaves.fairness.decoding](https://www.what3words.com/#!/shaves.fairness.decoding)

EPC Rating: B

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

TRAVEL

Distance to A1: 1.8 miles

Biggleswade Railway Station: 2.1 miles

Cambridge: 20.9 miles

Bedford: 14.7 miles

London: 46.2 miles

