





Kennedy & co.

Newtown

Potton

SG19 2QH

Asking Price Of £225,000

- Two-Bedroom Ground Floor Apartment
- Landscaped Rear Garden
- Allocated Off Road Parking to the front
- Show Home Condition Throughout
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Spacious Sitting Room
- Gas Central Heating







Two bedroom ground floor apartment with large landscaped rear garden and allocated parking. Offered for sale in show home condition with fitted kitchen, four piece bathroom suite, spacious sitting room & dining room / bedroom two. The property further benefits gas central heating & Upvc double glazing.

The property is located on the outskirts of the Market Town of Potton, within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops. Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Entrance door with glazed panels opening into:

RECEPTION HALLWAY
Tiled flooring, storage cupboard, radiator, doors off to:

BEDROOM ONE
11' 6" x 9' 4" exc wardrobes (3.51m x 2.84m) Upvc double glazed window to the rear aspect, radiator, decorative ceiling cornice, built in triple wardrobe with sliding doors.

BEDROOM TWO / DINING ROOM
8' 11" x 8' 5" (2.72m x 2.57m) Upvc double glazed window to the front aspect with fitted shutters, radiator, decorative ceiling cornice.

BATHROOM
Upvc double glazed window to the rear aspect, fitted four piece bathroom suite comprising low level Wc, pedestal wash hand basin, bidet and enclosed fully tiled shower cubicle, tiling to all splash areas and floor, decorative ceiling cornice, wall mounted has fired boiler, heated towel rail.

SITTING ROOM

14' 8" exc bay window x 13' 5" (4.47m x 4.09m) Upvc double glazed bay window to the front aspect with fitted shutters, twin radiators, decorative ceiling cornice and wall panels, large storage cupboard, part glazed door opening into:

FITTED KITCHEN

9' 10" x 9' 0" (3m x 2.74m) Upvc double glazed window to the rear aspect, fitted with a comprehensive range of base and wall mounted units, under pelmet lighting, single bowl ceramic sink, ample work surface space with tiling to all splash areas, integral dishwasher and fridge / freezer, plumbing for washing machine, built in oven with inset induction hob, extractor over, tiled flooring, kick space floor heater, decorative ceiling cornice.

REAR GARDEN

Landscaped rear garden, being of a good size mainly paved with inset lawned areas, proving an excellent out door entertaining space, enclosed by timber panel fencing, tap, large timber, insulated shed set to the rear with power and light connected, ideal as a home office.

FRONT GARDEN

Laid mainly to lawn set behind picket fencing.

ALLOCATED PARKING

Allocated parking space set to the front of the property.

AGENTS NOTE

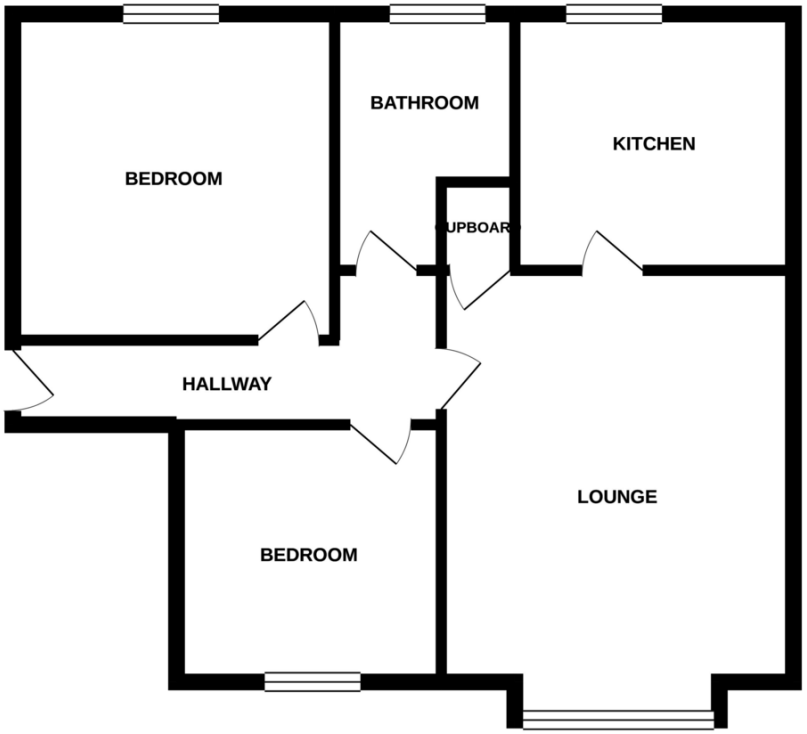
The apartment is leasehold with 995 years remaining on the lease.
Service / maintenance / ground rent charges are currently £104.47.00 per quarter, which includes buildings insurance and ground rent.







GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA : 57.7 sq.m. (621 sq.ft.) 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

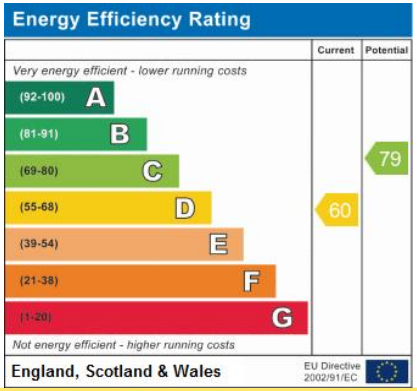
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729
E: potton@kennedyestateagents.uk

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