



Elgar Place Sullivan Court, Biggleswade - SG18 8SQ

Guide Price £210,000



HARVEY
ROBINSON

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS OPEN PLAN LIVING
- JULIET BALCONY
- KITCHEN WITH INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- IMMACULATE CONDITION THROUGHOUT
- CLOSE TO LOCAL AMENITIES, SCHOOLING + BUS ROUTES
- IDEAL FIRST TIME BUY OR INVESTMENT





We are delighted to offer for sale this beautifully presented first-floor apartment, providing an excellent opportunity for buyers seeking modern living in a convenient location, close to a range of local amenities.

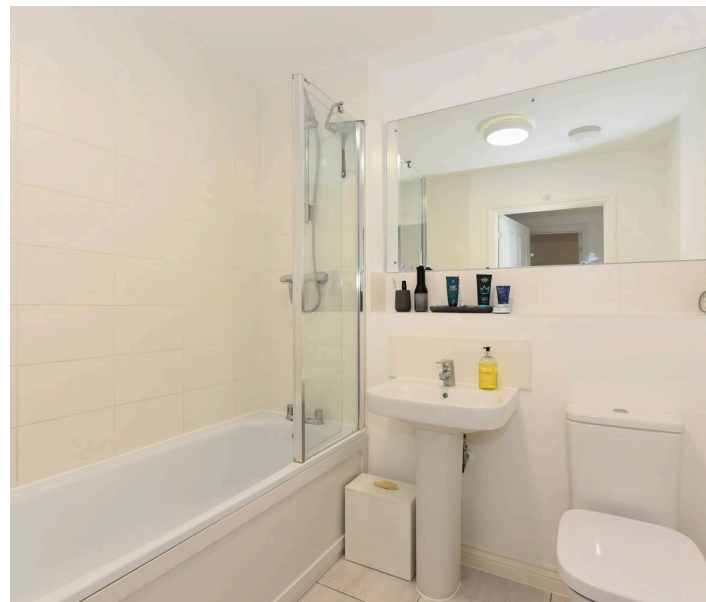
The property boasts a generously sized double bedroom and a contemporary family bathroom, finished in a clean, neutral style and fitted with quality fixtures. The heart of the home is the spacious open-plan living accommodation, seamlessly combining the lounge, dining area and kitchen to create a versatile and sociable space. Perfect for both relaxing and entertaining, the living area is further enhanced by a charming Juliet balcony, allowing plenty of natural light to flow into the room.

Externally, the property benefits from an allocated parking space, along with ample visitor parking for added convenience. Residents also have access to a communal bicycle store and bin storage facilities.

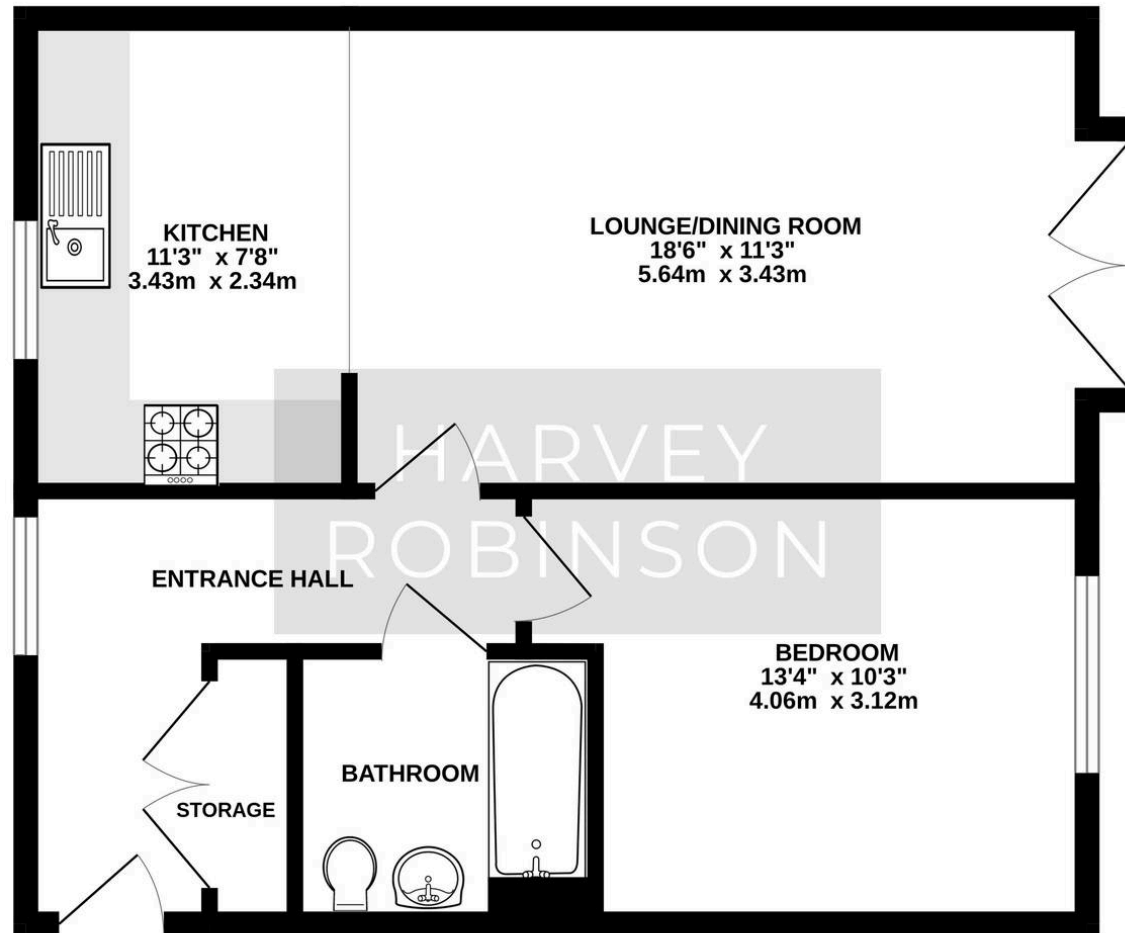
Offering stylish, low-maintenance living in a convenient setting, this attractive apartment would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

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.



FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.





FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2017

Water Meter: Yes

Boiler installed: 2017

Boiler last serviced: 13/11/2026

Ground Rent: £250.00pa

Maintenance Charge: £1657.00pa

Lease Length Remaining: 115 Years

Primary school catchment: St Andrews East

Secondary school catchment: Edward Peake/ Stratton

What3Words Location: ///touches.verify.nests

EPC Rating: B

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: FTTP

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

