



Kennedy
&co.

Willow Road

Potton

SG19 2PH

Offers in excess £130,000

Ideal first time/investment
buy

Long lease of 999 years
from 1991

Ground floor apartment

New flooring

New low energy heating

Open plan sitting room
through to Kitchen

Double bedroom

Allocated parking



Offered CHAIN FREE, An ideal first time/investment purchase with a long lease on this purpose built one bedroom ground floor apartment. The property is situated within walking distance of the town square in Potton and all the amenities within. The current owner has upgraded the apartment to include new flooring throughout, new low energy heating and upgraded kitchen. Briefly the property comprises: open plan sitting room through to lounge, double bedroom, bathroom and allocated parking plus visitor spaces.

COMMUNAL ENTRANCE DOOR TO

COMMUNAL RECEPTION HALL

Door to:

RECEPTION HALL

Security phone. Laminate flooring. Open plan to the sitting room. Door to:

DOUBLE BEDROOM

11' x 8' 1" (3.35m x 2.46m) Double glazed window to the front. New low energy electric heating.

SITTING ROOM

14' 9" x 14' (max into bay) (4.5m x 4.27m) Double glazed box bay window to the front. Laminate flooring. New low energy electric heating. Door to bathroom. Walk through to:

KITCHEN

8' 10" x 5' 5" (2.69m x 1.65m) Range of base and wall mounted units with new cupboard fronts, stainless steel sink and drainer, work top surfaces with splash guard surround. Built in oven, hob and extractor over. Space for fridge, plumbing and space for washing machine. Double glazed window to the front.

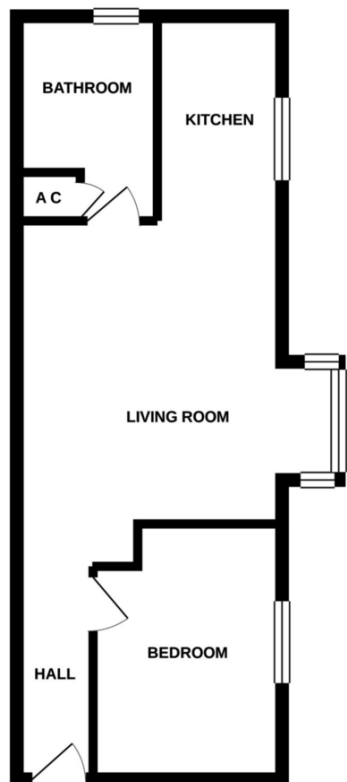
BATHROOM

Three piece suit comprising vanity unit housing the wash hand basin, fitted bath with shower over, W.C. Double glazed obscure window to the side. Airing cupboard housing

the hot water cylinder tank.



GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 36.5 sq.m. (393 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 for 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

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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