

17 Purcell Place, Biggleswade - SG18 8SX

Guide Price £235,000

HARVEY ROBINSON

- SPACIOUS FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM AND ONE GENEROUS KING-SIZE BEDROOM
- 31FT SUN TERRACE
- EN-SUITE TO PRINCIPAL BEDROOM
- CONTEMPORARY OPEN PLAN LIVING ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- IMMACULATELY PRESENTED THROUGHOUT
- TWO ALLOCATED SIDE-BY-SIDE PARKING SPACES
- SITUATED WITHIN THE SOUGHT-AFTER KINGS REACH DEVELOPMENT
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES

Situated on Central Square within the popular Kings Reach development, the property enjoys convenient access to a range of local amenities, including a convenience store, primary school, community centre and popular café.

Biggleswade town centre is approximately one mile away and offers an excellent selection of shops, independent retailers, bars, restaurants and cafés, with further well-known retailers available at Biggleswade Retail Park on the outskirts of the town.

For commuters, Biggleswade mainline railway station provides direct services into London King's Cross and St Pancras, with journey times of approximately 40 minutes. The A1 is also readily accessible, providing convenient road links to surrounding towns and further afield.

Combining generous internal accommodation, an exceptional private outdoor space and a convenient location, this is an appealing opportunity for first-time buyers and investment purchasers alike.



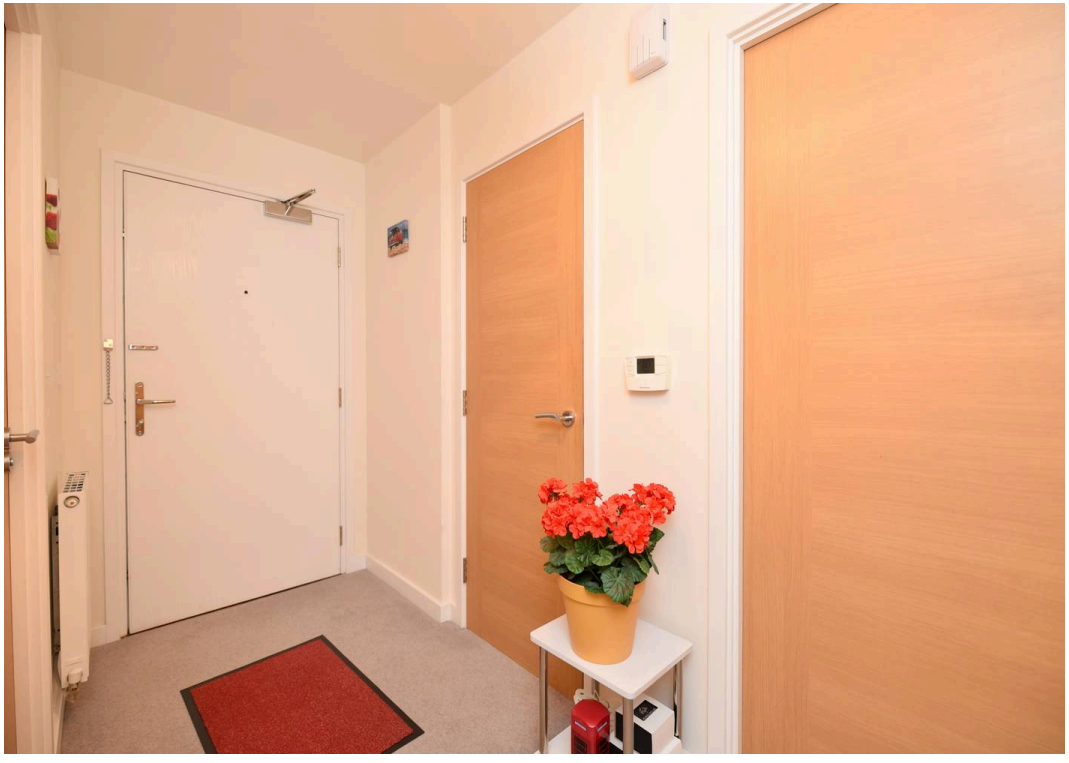












A superb opportunity to acquire this unique and particularly spacious two-bedroom apartment, ideally positioned within the highly sought-after Kings Reach development. Offering larger-than-average accommodation, immaculate presentation throughout and the considerable benefit of an impressive 31ft private sun terrace, this property provides an excellent combination of contemporary living and generous outdoor space.

The accommodation comprises two well-proportioned bedrooms, including a generous king-size principal bedroom which benefits from a modern en-suite shower room, complete with a spacious double shower. The second bedroom is also a comfortable double, making the property ideally suited to couples, first-time buyers, professionals or those seeking additional accommodation for guests or home working. A contemporary family bathroom, finished in a clean and neutral style, further serves the property.

The impressive open plan living accommodation creates a natural focal point of the home, seamlessly incorporating the lounge and kitchen to provide a bright, versatile and sociable environment. The contemporary kitchen is fitted with a range of units and benefits from a selection of integrated appliances, including a fridge freezer, washing machine and dishwasher, offering both style and everyday practicality.

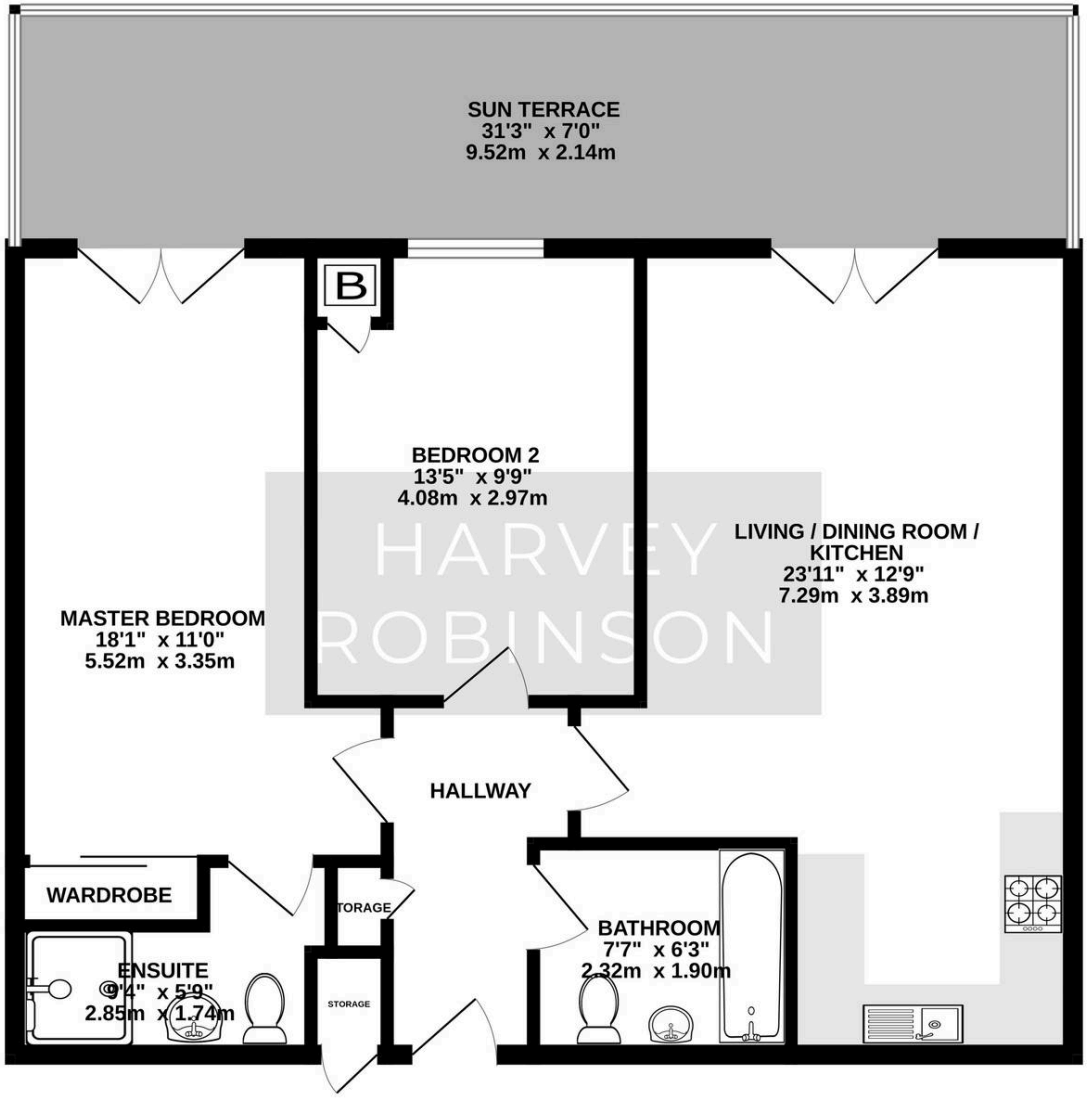
A particularly outstanding feature is the substantial private sun terrace, extending to approximately 31ft and accessible directly from both the living area and principal bedroom. Providing a wonderful extension of the internal living space, this impressive outdoor area offers excellent scope to create a personalised, low-maintenance retreat. Whether incorporating artificial lawn, attractive planters and colourful flowers or creating an elegant outdoor seating and dining area, the terrace offers an ideal setting for relaxing, entertaining and enjoying the warmer months.







FIRST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Made with Metropix ©2026







FAQ'S

Property Tenure: Leasehold
Council Tax Band: B
Property Built: 2016
Water Meter: Yes
Boiler installed: 2016
Boiler last serviced: November 2024
Ground Rent: £250pa
Maintenance Charge: £141.64pcm
Lease Length Remaining: 116 Years
Primary school catchment: St Andrews East
Secondary school catchment: Edward Peake/ Stratton
What3Words Location: ///value.investors.disgraced
EPC Rating: B

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

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