



Tavener Drive

Biggleswade,
Bedfordshire, SG18 8XY
Leasehold £255,000

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properties

This immaculately presented first floor apartment, is situated within the highly sought-after Kings Reach development in Biggleswade.

Upon entry, you are welcomed into an entrance hall which contains two conveniently situated airing cupboards, perfect for storage. Two very well-sized bedrooms are positioned to the front of the property, and the master features an en-suite with shower, W.C. and wash hand basin. The modern three-piece family bathroom consists of a bath with shower over, W.C. and wash hand basin. The open-plan kitchen/living room features ample storage and integrated appliances in the kitchen area. Furthermore, dual aspect natural light stems from a window over the sink to the back of the building and a sliding door to the balcony to the front of the property. The living room area is very well proportioned and has ample space for entertaining.

Externally, the property features a stunning decked balcony, in addition to an allocated car parking space and ample visitor parking for guests.

Agent's Notes

Lease - 118 yrs remaining

Ground Rent - Peppercorn

Service Charge - £1,636.70 PA

Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

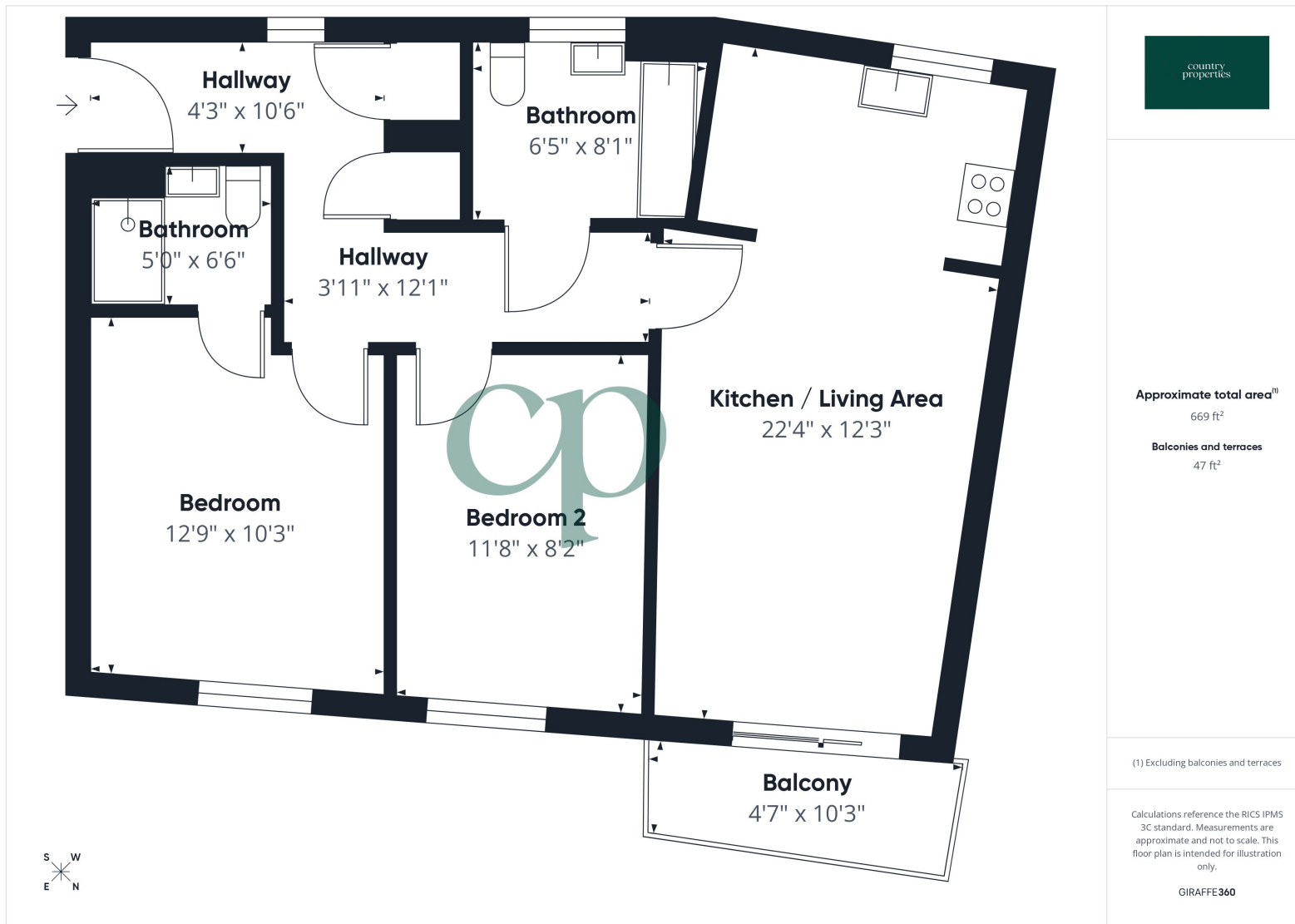
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Modern apartment
- Two bedrooms - en-suite to master
- EPC B / Council Tax Band B
- Balcony off living area
- Peppercorn ground rent
- Service Charge - £1,636.70 P A
- 125 yr Lease from 1st January 2019









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	84	84
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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