



# 90, Rutherford Way

Biggleswade,  
Bedfordshire, SG18 8GA

£225,000

country  
properties

Offered CHAIN FREE, this stunning first floor two bedroom apartment, is situated in the ever popular King's Reach Estate in Biggleswade, and is perfect for first-time buyers and investors alike.

Upon entry via a communal door (with phone entry system), this lovely apartment's spacious hallway leads to all accommodation. There are two generously sized double bedrooms, the master to the front both with built-in storage cupboards. The modern three-piece bathroom which was updated by the vendor includes a W.C., wash-hand basin and bath with shower over. The impressive open plan kitchen/ diner / living room with juliet balcony is in excess of 23ft at the widest point, and is a great space for entertaining.

Externally, the occupier/s have access to a communal garden and dryig area, in addition to a communal storage area, and off road parking for one car.

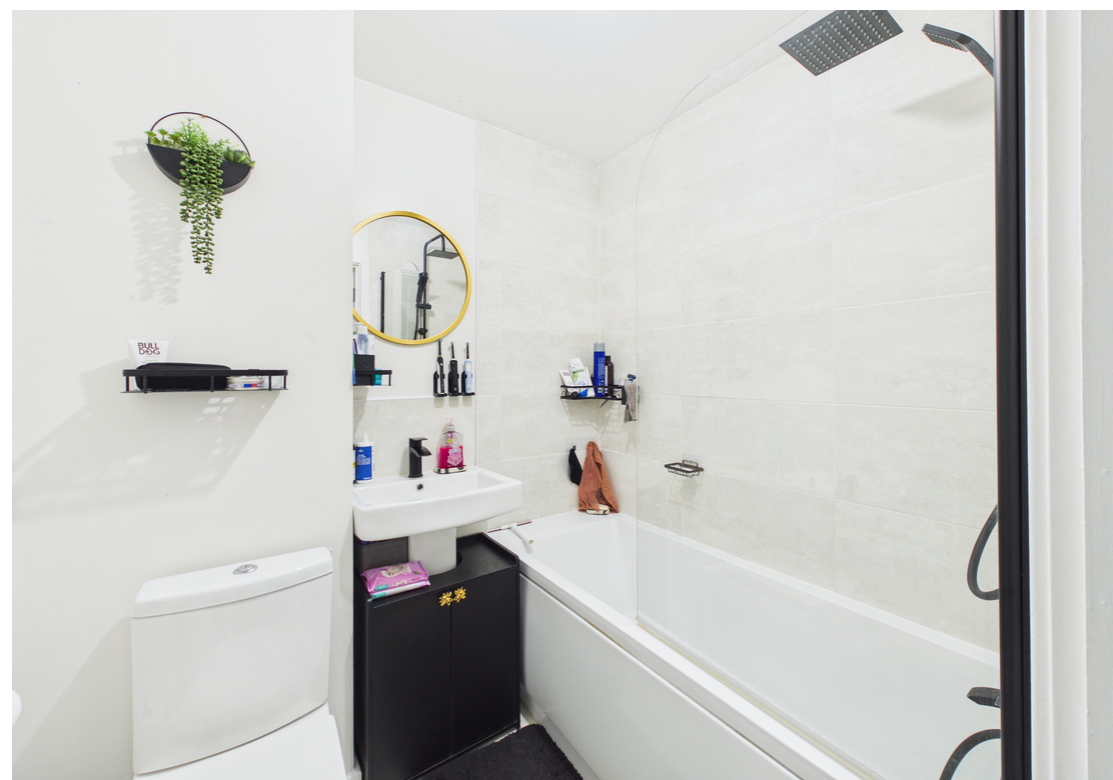
#### Location

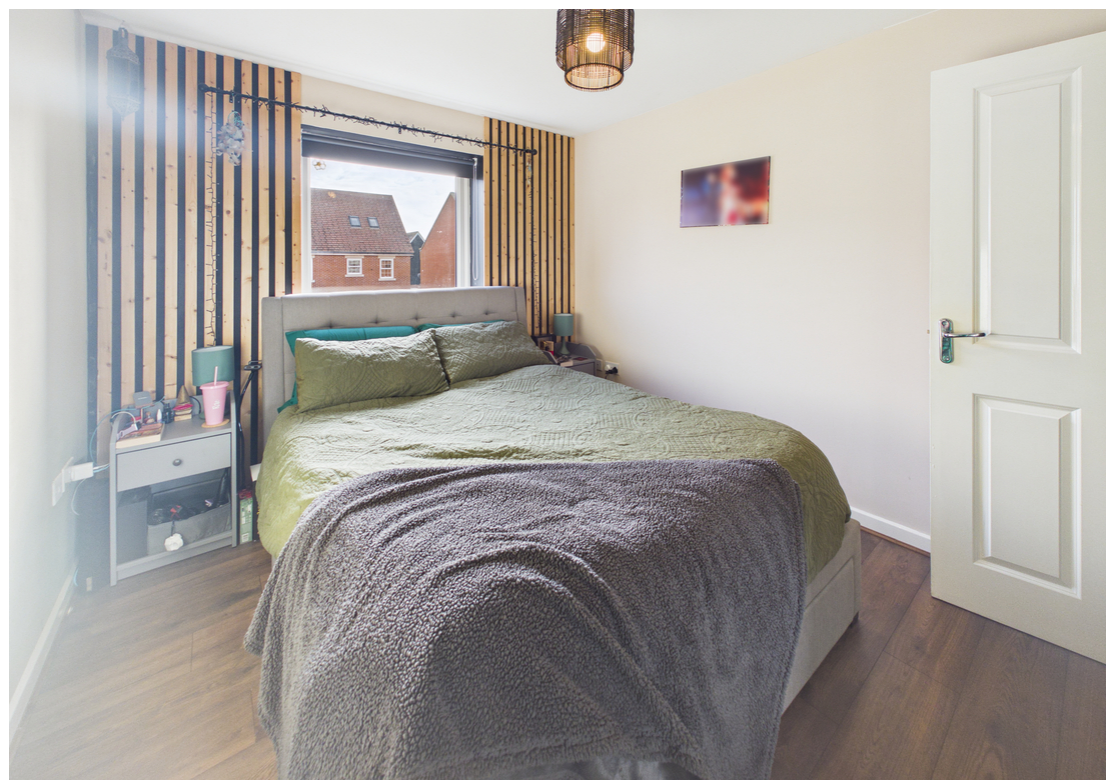
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the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

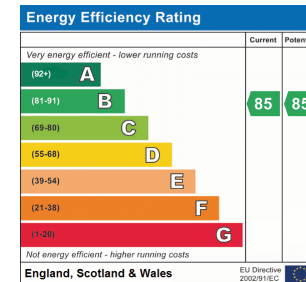
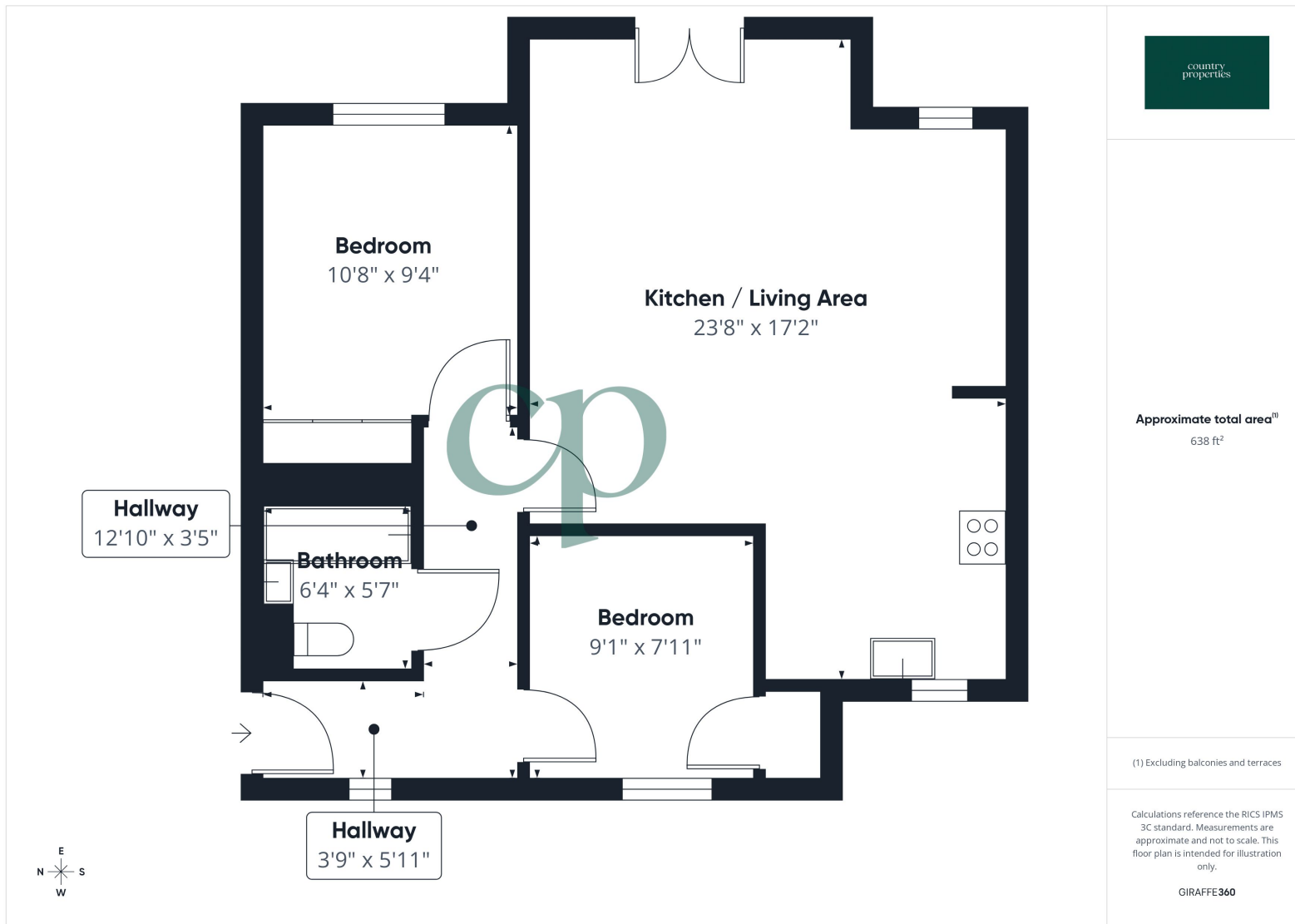
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Communal garden & drying area
- Allocated parking space
- King's Reach Development
- Two double bedrooms
- Modern fittings
- Open-plan kitchen/living area
- EPC Rating B / Council Tax Band B
- Chain free - a must view!









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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