



12 Burgoyne Court, Willow Road

Potton,
Bedfordshire, SG19 2PH
Leasehold £142,500

country
properties

Offered for sale with NO CHAIN, this one-bedroom second floor apartment is situated just a short walk away from Potton town centre. The property boasts double glazing throughout, electric heating and accommodation comprising; entrance hallway, one double bedroom, lounge, fitted kitchen with appliances and a three-piece bathroom suite. Externally there is one allocated parking space and communal gardens. An ideal first-time buy or investment purchase with a yield of 5%.

- Chain free!
- Second floor apartment
- Double bedroom
- Allocated parking
- Communal gardens
- Long lease – 965 years remaining
- Potential rental income circa £725pcm (without updating throughout)
- Council Tax band A / EPC rating D

Second Floor

Front Door Into:-

Entrance Hall

Intercom system. Doors to:-

Bedroom

9' 2" to front of wardrobe x 8' 1" (2.79m x 2.46m)

Electric panel heater. Built-in wardrobe with mirrored sliding door. Telephone point. Double glazed window to rear.

Lounge

12' 10" x 11' 5" (3.91m x 3.48m)

Storage heater. Double glazed bay window to rear. Opening to:-

Kitchen

8' 10" x 5' 4" (2.69m x 1.63m)

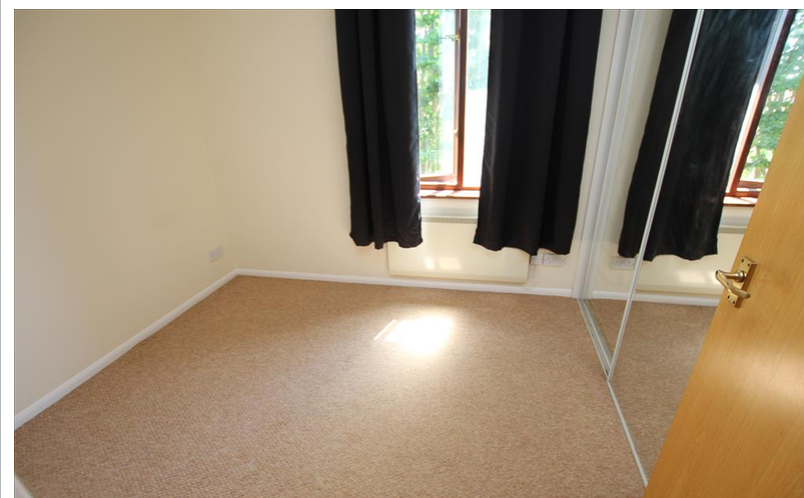
Wall and base units with work surfaces over. Sink and drainer unit with mixer tap. Built-in electric oven and hob. Washing machine. Fridge/freezer. Double glazed window to front.

Bathroom

Panelled bath with mixer tap and shower attachment over. Inset basin. Low level WC. Extractor fan. Airing cupboard. Frosted double glazed window to front.

Outside

Allocated parking space. Communal gardens.



Agent's Notes

Lease Details

Term – 999 years from 1 January 1991 (965 years remaining).

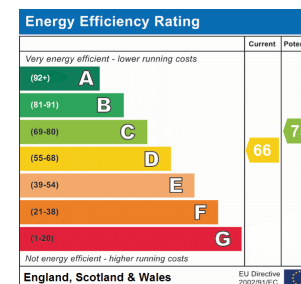
Service Charge for period 01/01/2025 – 31/12/2025 is £700.00.

Ground Rent – Peppercorn.

Location

Located within easy walking distance to Potton's central Georgian market square which provides a variety of shops, public houses, doctors' surgery, restaurants, and primary schooling and is in the catchment for the increasingly popular Comberton and Bassingbourne village colleges. For the commuter, train stations are in the nearby towns of Biggleswade and Sandy providing access to London Kings Cross and Peterborough and the A1M is within easy access.





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

Country Properties | 79, High Street | SG18 0LA
T: 01767 317799 | E: biggleswade@country-properties.co.uk
www.country-properties.co.uk

country
properties