



Sullivan Court, Biggleswade, Bedfordshire. SG18 8RE





## 2 Bedroom Apartment

### Asking Price £229,950 Leasehold

CHAIN FREE! Over 5% rental yield! This modern two-bedroom apartment is located within the heart of the popular Kings Reach development. Benefiting from spacious, immaculately presented accommodation and two allocated parking spaces. This home is an ideal first-time buy or investment!

- Chain free
- Two double bedrooms
- Second floor
- Large open plan living
- Two allocated parking spaces
- Immaculate condition
- Ideal first time buy
- Potential rental income £1200pcm
- Lease remaining - 122 years
- Service charge and ground rent combined - approx. £1600 PA
- EPC rating B. Council tax band B

## Ground Floor

### Entrance:

Via communal front door with entry phone system. Stairs rising to second floor landing. Hallway leading to front door.

## Second Floor

### Entrance Hall:

Doors all rooms. Storage cupboard housing boiler. Security entry system. Light to ceiling. Radiator.

### Open Plan Living:

Abt. 18' 7" x 16' 10" (5.66m x 5.13m) A large open plan living space with a modern fitted kitchen. Upvc double glazed window to front aspect and upvc double glazed patio doors open out to the Juliet balcony. Light to ceiling. Two radiators.

### Kitchen Area:

A modern fitted kitchen with a range of matching wall and base units with complimentary worksurfaces. Inset stainless steel sink and drainer. Built in washer/dryer, dishwasher and fridge/freezer. Electric oven and four ring gas hob with matching extractor fan over. Tile effect flooring. Extractor fan. Spotlights. Under unit lighting.

## Master Bedroom:

Abt. 14' 6" x 10' 4" (4.42m x 3.15m) A generous double bedroom with dual double glazed windows to rear aspect. Double mirrored built in wardrobe. Light to ceiling. Radiator. TV point.

## Second Bedroom:

Abt. 13' 11" max x 8' 7" (4.24m x 2.62m) A further good sized double bedroom with double glazed window overlooking the front aspect. Light to ceiling. Radiator. TV point.

## Bathroom:

A modern three piece bathroom suite comprising of a low level wc, wash hand basin and panelled bath with shower over. Half tiled walls. Tile effect flooring. Double glazed window to rear aspect. Spotlights. Extractor fan.

## External Parking:

Two allocated parking spaces are located to the rear of the property.

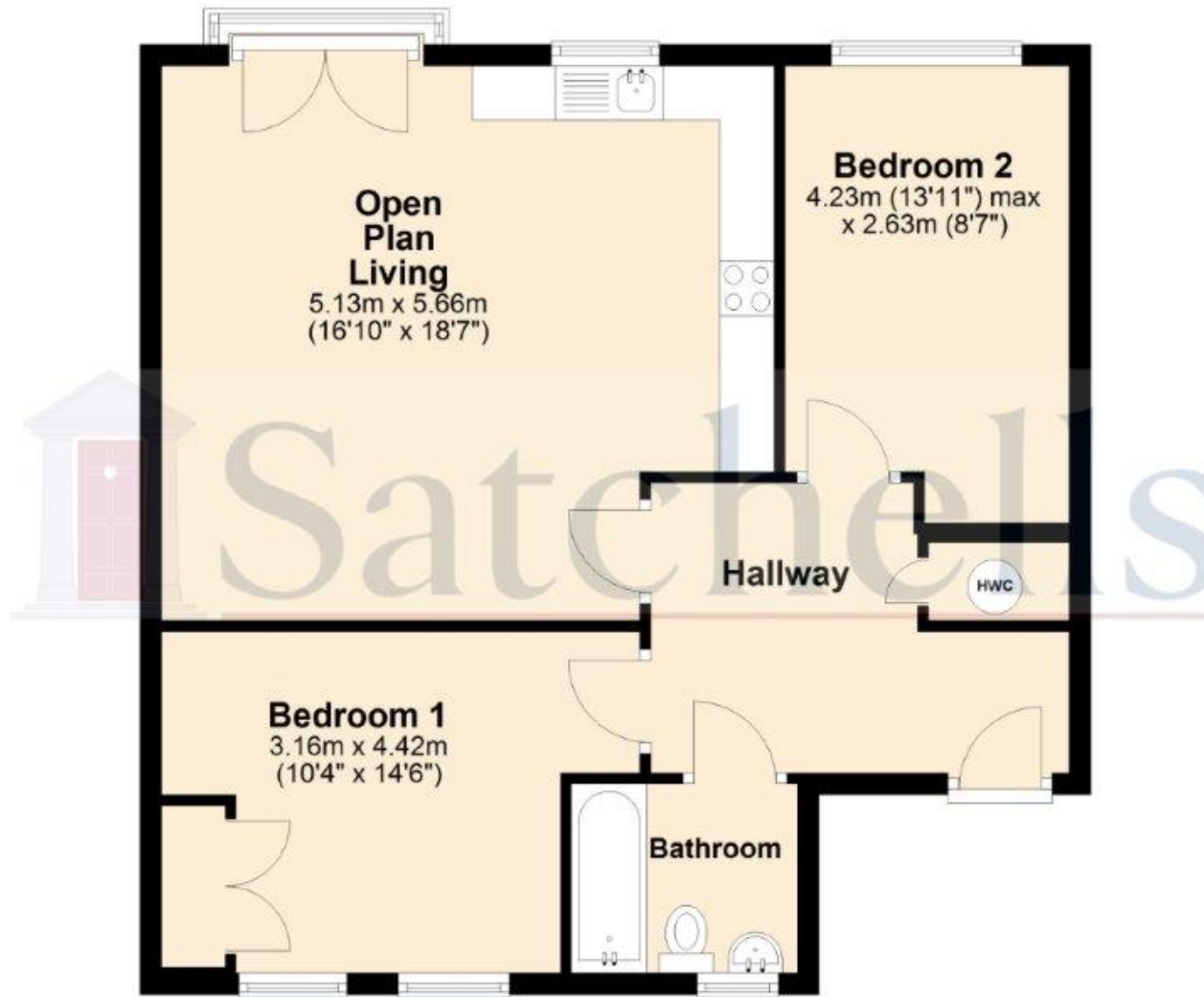


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## Second Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.