



22 Purcell Place, Sullivan Court, Biggleswade, Bedfordshire. SG18 8SX

Satchells



## 2 Bedroom Apartment

£1,300 pcm

### Additional charges may apply

This two bedroom top floor apartment situated on the highly desired Kings Reach Estate flaunts noteworthy features like open plan living with a modern fitted kitchen, two double bedrooms and en-suite to the master. You are further benefitted by two allocated parking spaces. Available mid-April.

- TWO double bedroom apartment
- Highly desired Kings Reach Estate
- Large open plan living/kitchen space
- Modern fitted kitchen with integrated white goods
- En-suite to master bedroom
- TWO allocated parking spaces
- Top floor apartment
- No pets allowed
- Available Mid-April
- EPC rating B. Council tax band B

This two double bedroom top floor apartment offers modern, spacious and bright accommodation throughout . Placed perfectly on the highly desired Kings Reach Estate, this property boasts noteworthy features like sizeable open plan living room, two double bedrooms with an en-suite to master and a modern fitted kitchen with integrated white goods. To the exterior, this property further benefits from two allocated parking spaces; a rare find for an apartment. Available Mid-April, enquire NOW to avoid disappointment!

Located on the popular Kings Reach Estate, you are right on the door step of a parade of shops including a Sainsbury's Local, coffee house and food takeaway stores. You will also find a Busy Bees nursery on the estate and are within walking distance to the local train station.

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £298.02. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,192.08. For more information, please contact the office.

**Material Information:**

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting. Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: TBC

Council Tax band: Band B

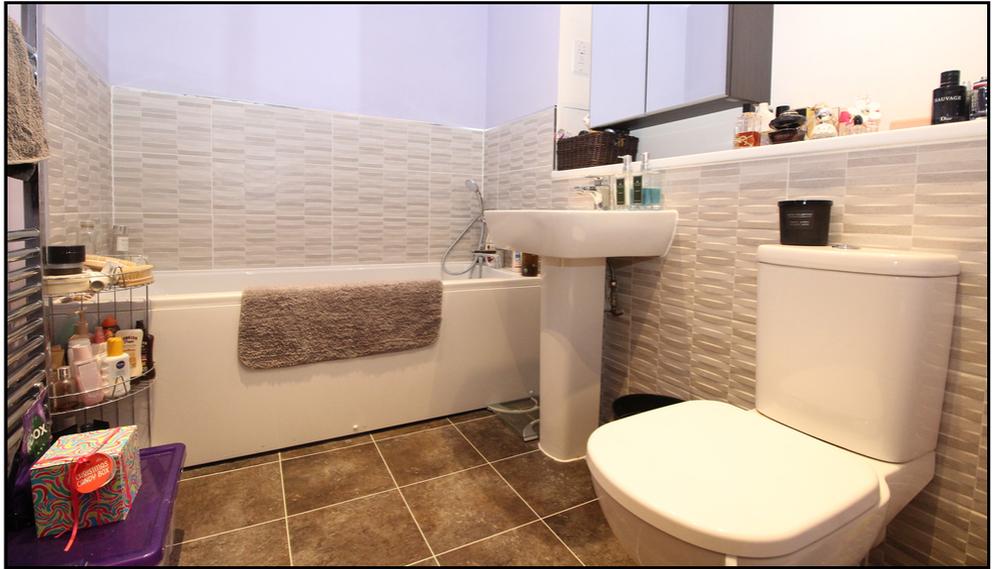
Council Tax payable: £120 per month on average

Ground rent: N/A

Service charge: N/A

For further material information please contact the office marketing this property.

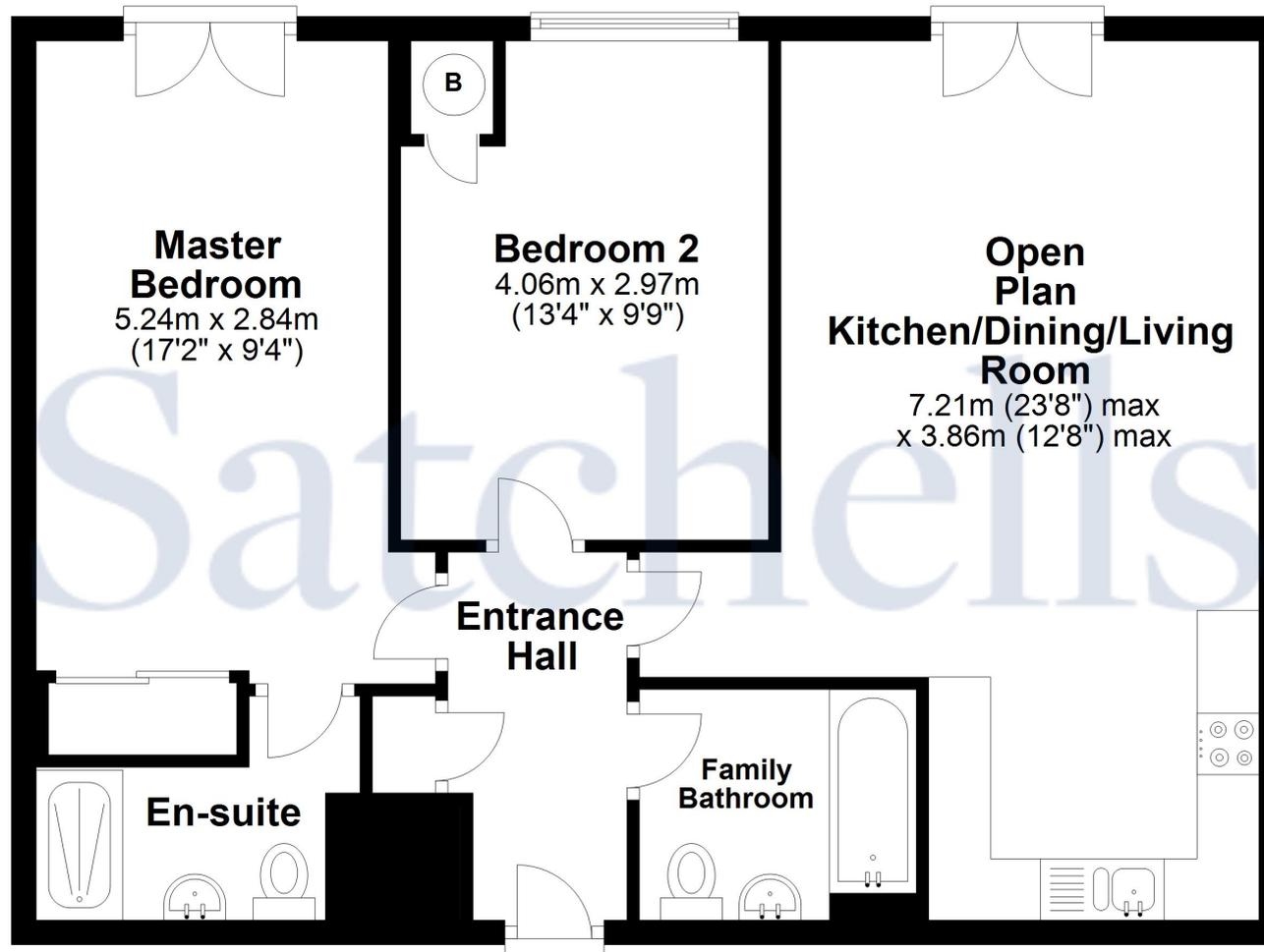




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Top Floor



For illustration 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.  
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