Sullivan Court, Biggleswade, Bedfordshire. SG18 8SQ

Satchells

2 Bedroom Apartment
£220,000 Leasehold

A well-presented modern two-bedroom first floor apartment, with a generous open plan living, en-suite and two allocated parking spaces. Perfect for first time buyers!

- Two bedroom apartment
- Two allocated parking spaces
- Generous open plan living
- Principal bedroom with en-suite
- Family bathroom
- Entrance hall with storage cupboard
- Ideal for first-time buyers
- Lease 117 years remaining
- Ground rent - £225 pa. Service Charge - £2930.03 pa.
- EPC rating B. Council tax band B

Ground Floor
Entrance Hall:
Doors to all rooms. Storage cupboard. Laminate flooring. Ceiling light.

Open Plan Living:
A generous 16ft open plan living and kitchen area, offering a bright and airy space for both relaxed everyday living and entertaining. With dual windows to the front aspect. Wood effect flooring. Ceiling lights. Radiator.

Kitchen:
The kitchen area is fitted with a range of modern high-gloss white wall and base units with complementary oak-effect worktops, an inset stainless-steel sink with mixer tap and drainer. Integrated appliances include a gas hob, electric oven, extractor hood, dishwasher, washing machine and a fridge/freezer. Under-unit lighting adds a contemporary finish. Tiles to splash back areas.

Principal Bedroom:
A spacious double bedroom with a window to the front aspect. Carpet flooring. Ceiling lights. Door to the en-suite. Radiator.

En-Suite:
A modern three-piece suite comprising of a single shower cubicle with a handheld over head shower, low level WC and a hand wash basin. Tiles to splash back area and tiled flooring. Ceiling light. Chrome heated towel rail.

Bedroom Two:
A substantial room with a window to the rear aspect. Radiator. Carpet flooring. Ceiling light.

Family Bathroom:
Modern three piece suite comprising a panelled bath with overhead shower, low level WC and a hand wash basin. Tiled to splash back areas. Tiled flooring. Ceiling light.

Outside
Communal Grounds:
Externally there are two allocated car parking spaces, a communal bin store and bike store.

Additional Information
About the Area:
Biggleswade is a market town in Central Bedfordshire, sitting on the River Ivel, and it's popular with buyers who want a proper town centre feel with good day-to-day amenities and strong commuter links. The High Street has a good mix of independent shops, cafés and the usual essentials, and you've also got larger supermarkets close by.

For families, there's a broad choice of schooling and plenty of clubs and activities around town. Outdoors-wise, Biggleswade is well placed for countryside walks and cycle routes, with green spaces nearby and easy access out towards the surrounding Bedfordshire villages.
Commuters often look here for the rail link into London, and road access is helped by the A1 nearby for getting up and down the region.

Agents Note:
Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed

subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller 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 based on their current provider.

Water: Mains supply
Electric: Mains supply
Drainage: Mains supply
Flood risk: No

Mobile/Phone: Ok
Tenure: Leasehold
Council Tax Band: B
Council tax payable: £1919.86 yearly
Length of lease: 117 years remaining
Ground Rent details: £255 per annum
Service charge Details: £2930.03 per annum

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 with. 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 buy, 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. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of 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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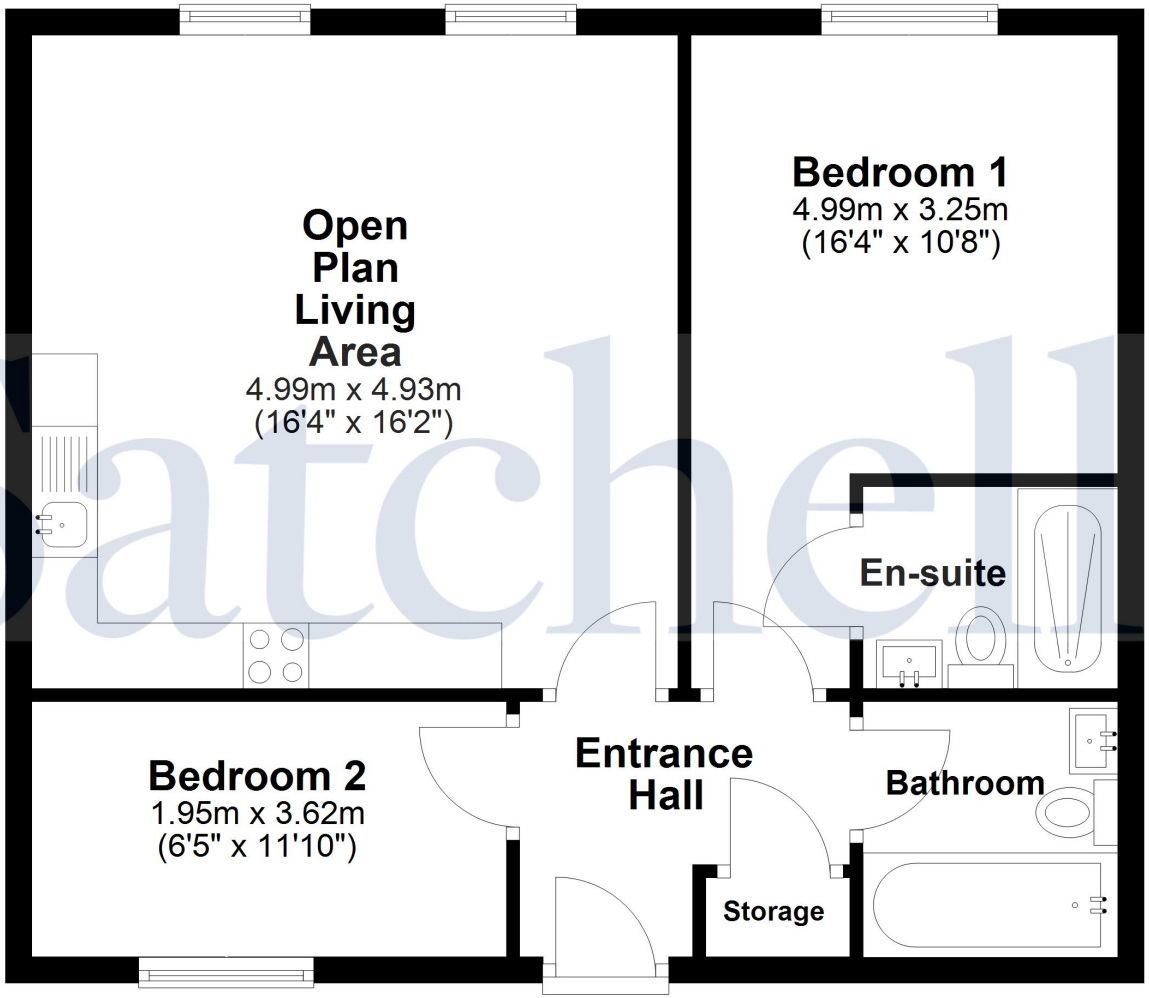
Second Floor



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

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