



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ





2 Bedroom Apartment

£265,000 Leasehold

Immaculately presented and chain free! This ground floor two-bedroom apartment is beautifully positioned opposite the open green and within easy reach of local amenities.

- Two double bedrooms
- Ground floor
- En-suite
- Allocated parking space
- Views over the green
- Built in storage
- Chain free
- Lease - 125 years from 2017
- Ground rent £250pa Service charge £1155pa
- EPC rating B. Council tax band B

Ground Floor

Hallway:

Entry via communal hallway. Doors lead to all rooms. Access to storage cupboard. Carpet flooring.

Living/Dining Area:

A stunning room with feature floor to ceiling windows making this area naturally bright and airy with views overlooking the Green. Space for eight-seater dining table and chairs. Carpet flooring. Radiator. Patio doors lead onto a private decking area which can be used for seating or tending to a small potted plants. This flows nicely through to:

Kitchen:

A naturally bright space with a range of wall and base units, laminate worksurfaces and feature tiled splashback. Integrated appliances include, oven, four ring gas hob, dishwasher, fridge/freezer and under counter washing machine which will remain. Stainless steel sink and drainer with double glazed window overlooking the Green. Hidden wall mounted combi boiler. Spotlights.

Bedroom One:

A large double bedroom with built in mirrored sliding door wardrobe. Two windows to side aspect. Carpet flooring. Radiator. Storage cupboard and door to en-suite.

En-Suite:

A three-piece suite comprising of a low level WC, wash hand basin with mixer tap and shower cubicle. Tiling to splash back areas. Extractor fan. Chrome heated towel rail.

Bedroom Two:

Currently used and an office, this bedroom can easily host a double bed with wardrobe if required. Window to front aspect. Carpet flooring. Radiator.

Bathroom:

Currently used and an office, this bedroom can easily host a double bed with wardrobe if required. Window to front aspect. Carpet flooring. Radiator.

Outside

Gardens and Parking:

The property benefits from its own private patio and decked area. Ideal for a table and chairs or potted plants. The property also has use of the communal gardens to the rear which is mainly laid to lawn.

There is an allocated parking apace to the rear and visitor parking available on street.

About the Area:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and B&Q. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

Agents Note:

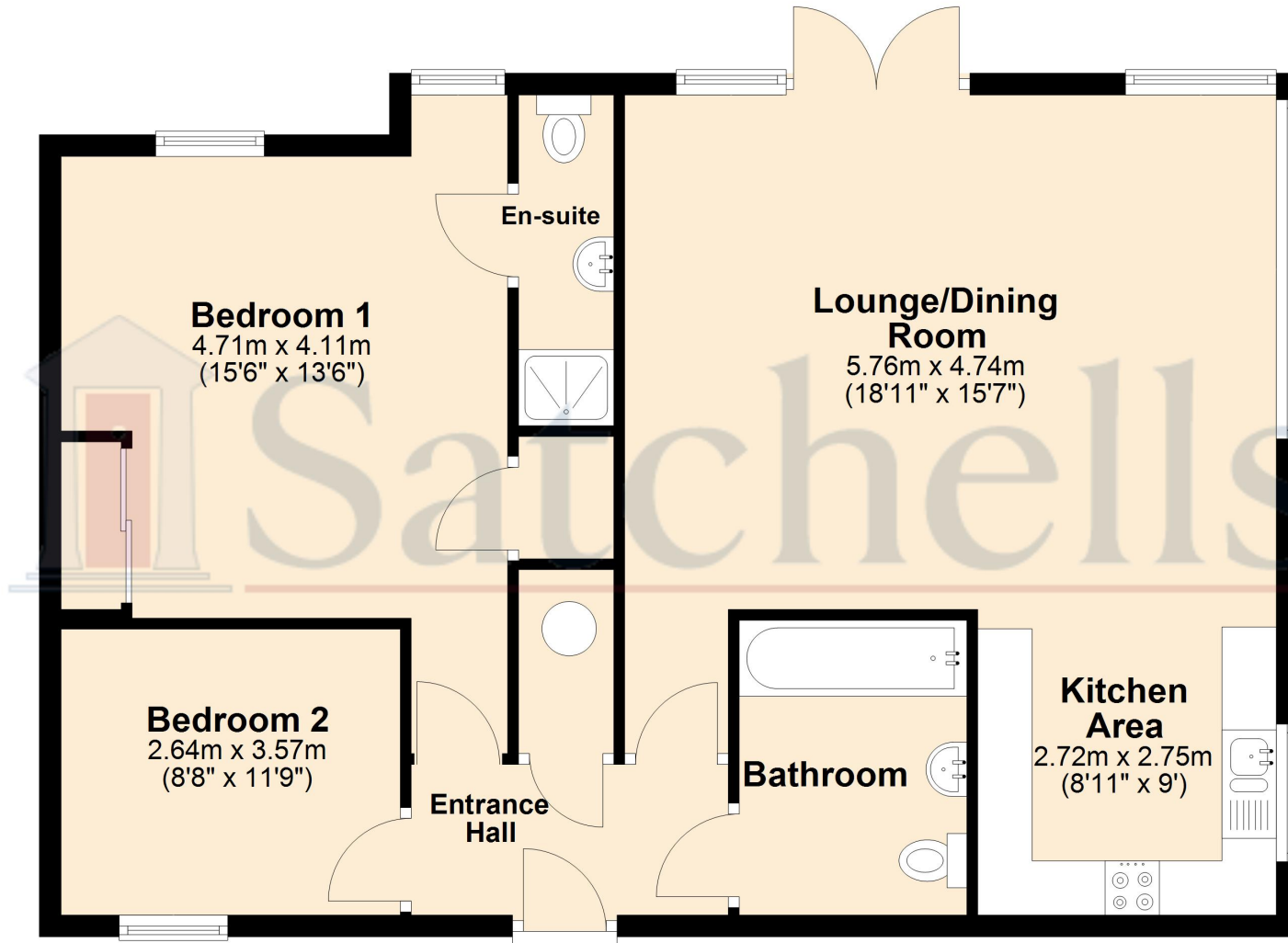
Draft particulars yet to be approved by the vendor and may be subject to change.





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 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, 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. 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.

Ground Floor



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.