



# Elgar Place

10, Sullivan Court, Biggleswade,  
Bedfordshire, SG18 8SQ

**Leasehold £230,000**

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An extremely well presented and modern two bedroom first floor apartment which is situated on the ever-popular Kings Reach development within a prime location for local amenities. This property boasts spacious accommodation comprising of; open plan lounge/diner with Juliette balcony, integrated kitchen, two spacious bedrooms, en-suite to master and a separate family bathroom. Externally the property provides two parking spaces and a bike shed. A fantastically located property making it an ideal purchase for any first time buyer or investor!!

- First floor apartment
- Well presented throughout
- Two good size bedrooms
- En-suite to master
- Spacious lounge/diner
- Two allocated parking spaces
- Close to amenities
- Council Tax band B & EPC rating B

## Communal Entrance

Security door system door, stairs rising to the first floor.

## Accommodation

### Entrance Hallway

Composite front door, large built in storage cupboard, radiator, intercom system, wood effect laminate flooring, doors to:

### Lounge/Diner

16' 9" max x 10' 9" max (5.11m x 3.28m)  
Double glazed French doors onto the Juliette balcony, radiator, wood effect laminate flooring, opening to:

### Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)  
Double glazed window to the front aspect, matching wall and base units with a roll edge worktop, integral dishwasher, washing machine and fridge/freezer, integral electric double oven, gas hob with extractor filter over, 1 1/2 stainless steel sink with mixer taps over.

### Master Bedroom

10' 4" narrowing to 4' 9" x 14' 5" narrowing to 11' 4" (3.15m x 4.39m)  
Double glazed window to the rear aspect, radiator, built in double wardrobes, wood effect laminate flooring, door to:



## En-suite

Double glazed window to the rear aspect, heated towel rail, tiled flooring, low level flush WC, wash hand basin with pedestal, tiled splash back, shower cubicle with electric shower over.

## Bedroom Two

10' 3" x 7' 2" (3.12m x 2.18m)

Double glazed window to the rear aspect, radiator, wood effect laminate flooring.

## Bathroom

Low level flush WC, wash hand basin with pedestal, tiled splash back, p-shaped bath with shower attachment over, heated towel rail, double glazed window to the front aspect.

## External

## Rear

Allocated parking for two vehicles, bike shed and bin storage.

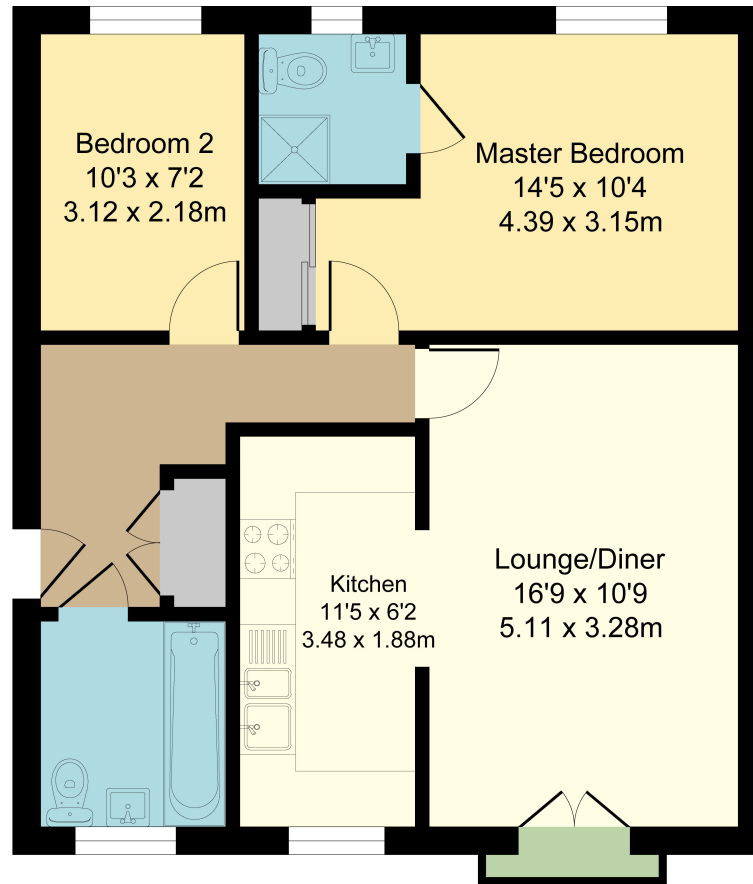
## Lease Details

Lease Term: 125 years commencing from 1st January 2017 (117 years remaining)

Service Charge: £1400 - £1500 Per Annum

Ground Rent: £250.00 Per Annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	84	84
	EU Directive 2002/91/EC	

Total Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup>  
 All Measurements are approximate and for display purposes only

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

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