



Sanger Avenue, Biggleswade, Bedfordshire. SG18 8FY

| Satchells



## 2 Bedroom Apartment

£1,200 pcm

### Additional charges may apply

A well-presented two-bedroom top-floor apartment situated on the popular Kings Reach development in Biggleswade. The property features a spacious open-plan living, kitchen and dining area, two double bedrooms, including a master with en-suite, and a modern family bathroom.

- Two bedroom second floor apartment
- Highly desired Kings Reach Estate
- En-suite to master bedroom
- One allocated parking space
- Open plan living/lounge/kitchen
- Communal garage
- Communal garden
- No pets allowed
- Available NOW!
- Awaiting EPC. Council tax band B

A well-presented two-bedroom top-floor apartment situated on the popular Kings Reach development in Biggleswade. The property features a spacious open-plan living, kitchen and dining area, two double bedrooms, including a master with en-suite, and a modern family bathroom. Further benefits include allocated parking, communal gardens, and secure entry. Ideally located close to local amenities and transport links, with convenient access to London via rail and the A1.

Call now to avoid missing out!

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 £276.16. 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 £1104.65 For more information please contact the office.

### **Additional Information:**

#### **Agents Note:**

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

### **Material Information:**

We are advised by the seller/landlord/tenant 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: Mains supply

Flood risk: Low

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Council Tax Band: Band B

Council tax payable: £120 per month payable

Ground Rent details: N/A

Service charge Details: N/A

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

### **Ant-Money Laundering:**

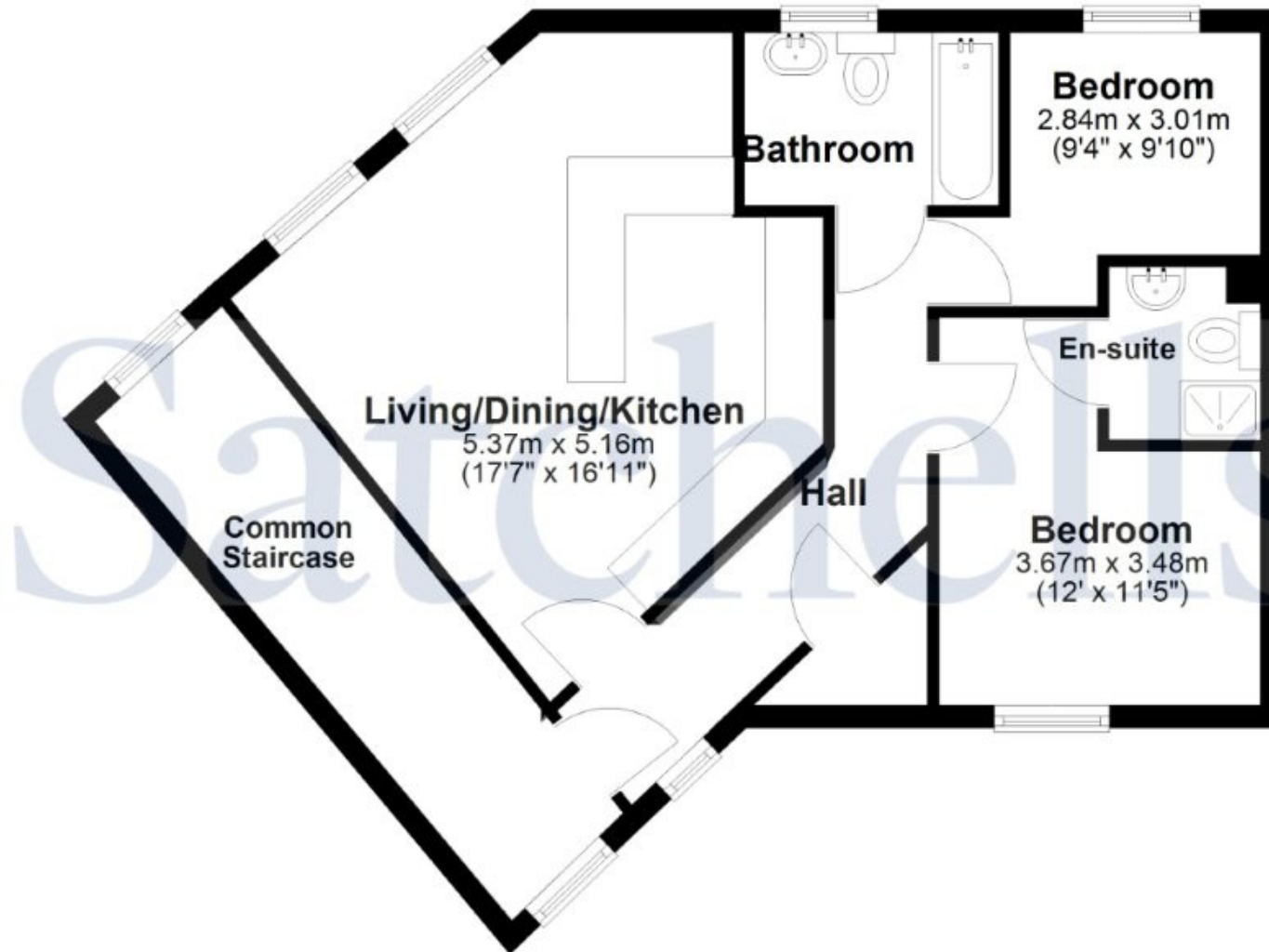
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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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## Second Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.