



17, Purcell Place, Biggleswade, Bedfordshire. SG18 8SX





2 Bedroom Apartment

£265,000 Leasehold

Need outside space but don't want the upkeep of a garden? This two bed first floor apartment with a huge 33ft balcony could be just the thing you're looking for!

- First floor apartment
- Huge 33ft balcony
- Two allocated parking spaces
- Fitted wardrobes
- Modern kitchen and bathroom
- Footsteps away from local amenities
- Lease - 125 years from 2016
- Ground rent £250.00 per annum
- Service charge £1000.00 per annum
- EPC rating B. Council tax band B

First Floor:
Entrance Hall:

Doors to all rooms. Radiator. Intercom system. Airing cupboard. Carpet flooring.

Living/Kitchen/Dining Area:

Abt. 23' 11" x 13' 9" (7.29m x 4.19m) A bright space with French doors leading on to the balcony. Radiator. Carpet flooring. The kitchen space offers a range of wall, base and drawer units with complimenting worksurfaces. Appliances include integrated washer/dryer, fridge/freezer and dishwasher. Built-in oven, gas hob and extractor fan over. Under cupboard lighting and inset lighting. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Tiled flooring.

Bedroom One:

Abt. 17' 1" x 10' 10" (5.21m x 3.30m) French doors leading onto balcony. Built-in double wardrobe with sliding mirrored doors. Carpet flooring. Door to en-suite.

En-Suite:

Three-piece suite comprising of a walk-in shower, low level WC and wash hand basin. Heated towel rail. Shaver socket. Tiled flooring.

Bedroom Two:

Abt. 13' 0" x 9' 0" (3.96m x 2.74m) uPVC double glazed window to rear aspect. Radiator. Cupboard housing gas boiler. Carpet flooring.

Bathroom:

Three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal basin, low level WC. Heated towel rail. Inset lighting. Shaver point. Tiled flooring.

External:

Outside:

Beautifully spacious paved balcony, ideal for outdoor dining or for keeping potted plants. Two allocated side-by-side parking spaces located towards the rear of the property. Visitor bays and bike storage also available.

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.

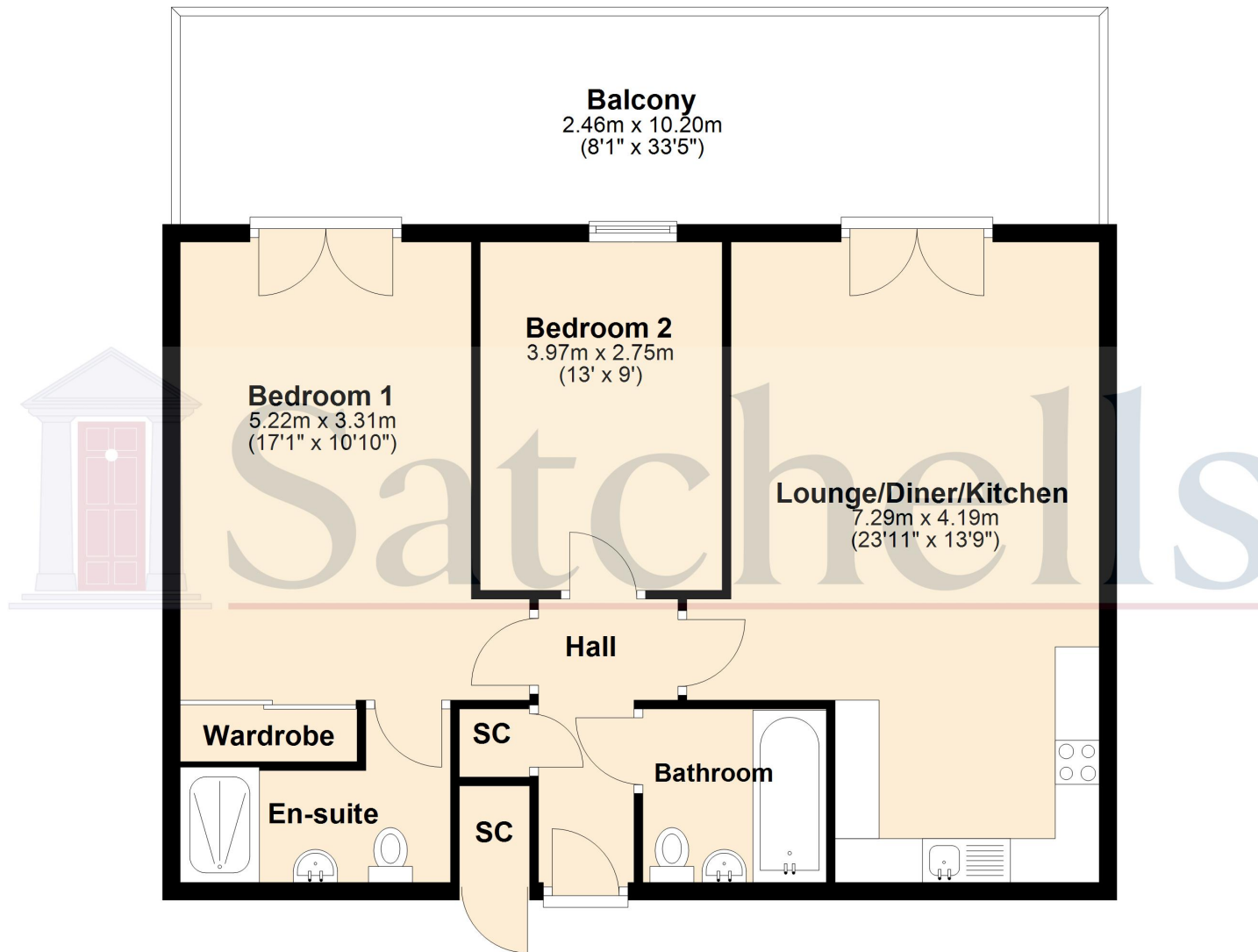
Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.



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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.