



Purcell Place

18, Sullivan Court, Biggleswade,
Bedfordshire, SG18 8SX
Leasehold £215,000

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We are pleased to present this chain free two bedroom first floor apartment which is situated on the popular Kings Reach development in Biggleswade boasting an array of local amenities and nearby schools. The property is well presented throughout and benefits from an entrance hallway, open plan modern fitted kitchen and lounge, two bedrooms and a family bathroom. Externally, the property also offers two allocated parking spaces. An ideal purchase for a first time buyer looking to get on the property ladder or an investment purchase achieving a rental circa of £1,100 per calendar month, viewing comes highly advised!

- Chain free
- First floor apartment
- Two bedrooms
- Open plan kitchen/lounge
- Family bathroom
- Two allocated parking spaces
- Popular Kings Reach development
- Council Tax Band B
- EPC Rating B

Accommodation

Entrance Hallway

Double storage cupboard with shelving and consumer unit, radiator, intercom system, doors to:-

Kitchen/Lounge

22' 1" x 14' 1" narrowing 12'5" (6.73m x 4.29m)

To the kitchen are a range of wall and base units with work surface over, stainless steel sink 1/2 with drainer and mixer tap, integrated dishwasher, washer/dryer and fridge/freezer, built-in electric oven and gas hob with extractor fan over, radiator, inset lighting and wood effect flooring.

To the lounge is are uPVC double glazed doors to the front aspect onto the Juliette balcony, TV point and a radiator.

Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

uPVC double glazed French doors to the front aspect leading onto the Juliette balcony, radiator, TV point, built in wardrobe with sliding mirrored doors.



Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

uPVC double glazed window to the front aspect, radiator, cupboard housing the gas boiler, radiator.

Family Bathroom

White suite comprising; panelled bath with mixer taps and shower over, tiled splash back, low level flush WC, wash hand basin, heated towel rail.

External

Parking

Two allocated parking spaces to the rear of the property (vehicle registration must be confirmed - please ask agent for further details)

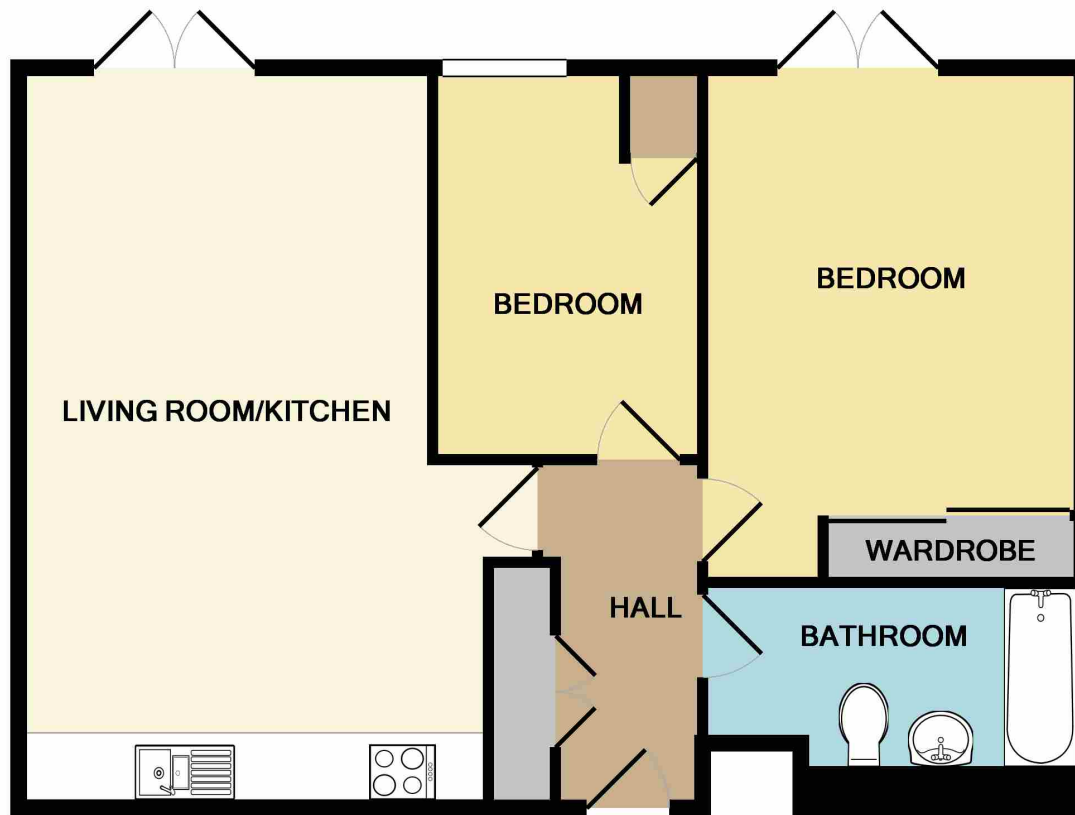
Lease Details

Lease Length: 125 years from 1 May 2015 (115 Years Remaining)

Ground Rent: £250.00 per annum

Maintenance Charges: £1,125.97





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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