



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ





2 Bedroom Apartment £265,000 Leasehold

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

- Two double bedrooms
- Ground floor
- Ensuite
- Garage
- Balcony
- Built in storage
- Chain free
- Ground rent £250 p.a, service charge £234 pcm
- Lease 125 years from 2017
- EPC rating B. Council tax band B

Ground Floor

Hallway:

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

Lounge/Diner:

Abt. 12' 4" x 19' 1" (3.76m x 5.82m) 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. Wood effect 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:

Abt. 7' 1" x 9' 1" (2.16m x 2.77m) A naturally bright space with a range of wall and base units, laminate worksurfaces and feature glass splashback behind cooker. 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. Ceiling lights. Wood effect flooring.

Bedroom One:

Abt. 11' 0" x 11' 7" (3.35m x 3.53m) A large double bedroom with built in mirrored sliding door wardrobe. Two windows to side aspect. Wood effect flooring. Radiator. Storage cupboard and door to ensuite.

Ensuite:

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

Bedroom Two:

Abt. 8' 8" x 11' 6" (2.64m x 3.51m) Double bedroom with a double-glazed window to rear aspect. Wood effect flooring. Radiator.

Family Bathroom:

Abt. 7' 3" x 5' 7" (2.21m x 1.70m) Modern three-piece Suite comprising of a panelled bath, low level double WC and wash hand basin. Wood effect flooring. Tiled floor to ceiling. Chrome towel rail. Extractor fan.

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.

The garage and allocated space is situated to the rear of the property 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:

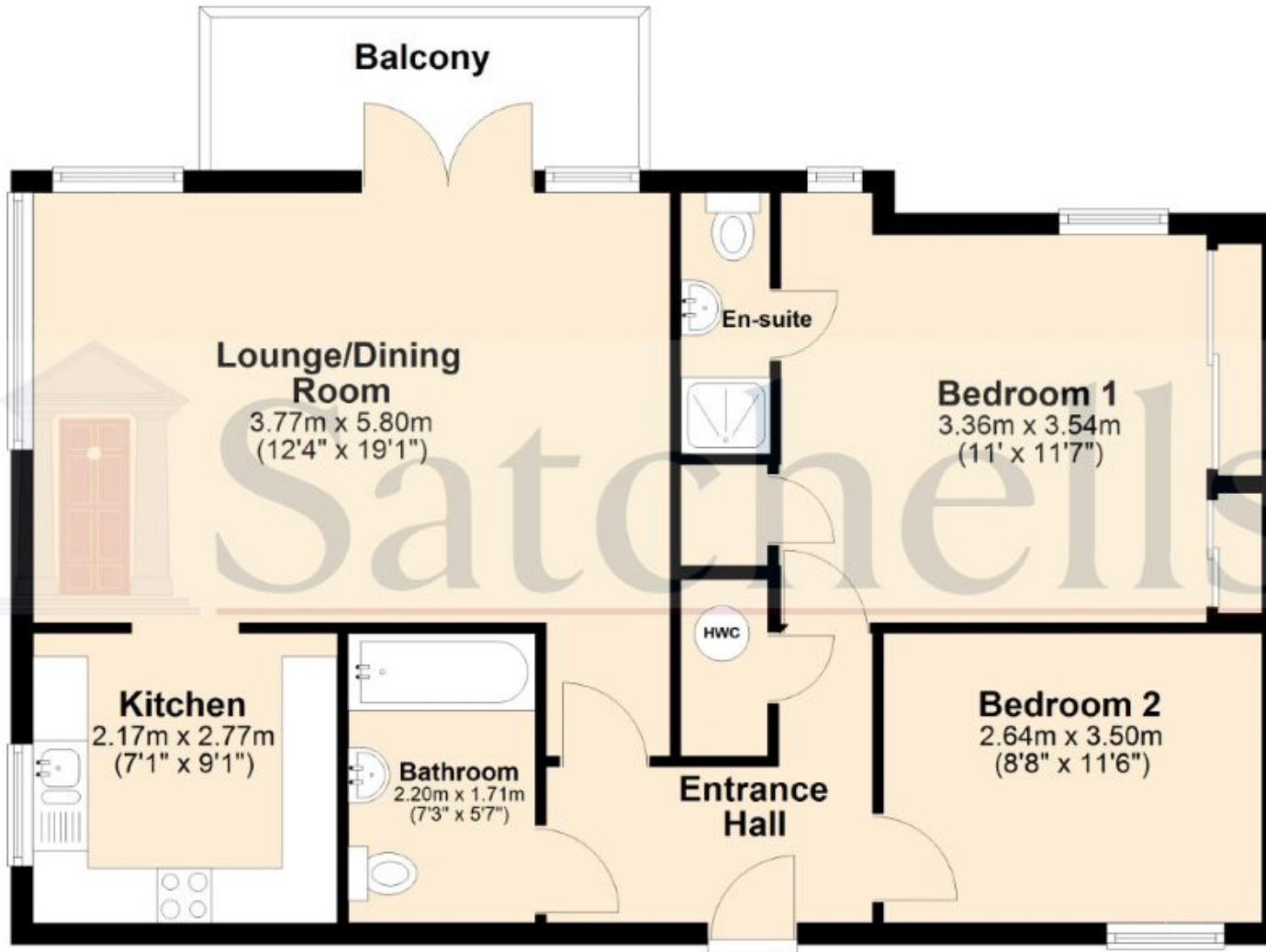
Draft particulars yet to be approved by vendor and may be subject to change.



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Ground 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.