



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ

Satchells



2 Bedroom Flat

£255,000 Leasehold

Offering stunning corner views across green space, this spacious two bedroom, first floor apartment boasts an ensuite shower room, built in wardrobes and allocated parking.

- First floor apartment
- Two double bedrooms
- Ensuite shower room
- Built in wardrobes
- Allocated parking
- Communal garden
- Lease- 125 years from 2017
- Service Charge- £1296.66 per annum
- Ground Rent- £250 per annum
- EPC rating B. Council tax band B

First Floor

Hallway:

Entry via communal hallway. Oak effect doors lead to all rooms. Access to storage cupboard. Wood effect flooring. Two ceiling lights.

Living/Dining Room:

Abt. 18' 11" x 15' 7" (5.77m x 4.75m) A beautifully bright living space with stunning corner floor to ceiling windows and Juliet balcony making this area naturally bright and airy with views overlooking green space. There is plenty of space for a large dining table and a social lounge area. Wood effect flooring. Radiator. Spotlights.

Kitchen:

Abt. 8' 11" x 9' 0" (2.72m x 2.74m) Fitted with a range of wall and base units, comprising a mixture of cupboards and drawers. Laminate worksurfaces and feature tile splashback. Stainless steel sink and drainer with double glazed window overlooking the green. Integrated appliances to include a single electric oven, four-ring gas hob with extractor fan above, dishwasher, fridge/freezer and washing machine. Further cupboards hide away the combination boiler. Spotlights. Wood effect flooring.

Bedroom One:

Abt. 15' 6" x 13' 6" (4.72m x 4.11m) A large double bedroom with built in mirrored wardrobe offering plentiful storage. Two windows overlook the side aspect. Carpet flooring. Radiator. Storage cupboard and door to:

Ensuite:

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

Bedroom Two:

8' 8" x 11' 9" (2.64m x 3.58m) Abt. 8' 8" x 11' 9" (2.64m x 3.58m) A further double bedroom, ideal as a further bedroom or home office, with window to front aspect. Ceiling light. Carpet flooring. Radiator.

Bathroom:

A modern three piece family bathroom suite comprising a low-level WC, wash hand basin with mixer tap and panelled bath with shower over and glass shower screen. Chrome heated towel rail. Mirrored vanity units. Shaver socket. Tiled splashback areas. Tile effect flooring. Spotlights. Extractor fan.

Outside

External:

The property has use of the communal gardens to the rear which is mainly laid to lawn. There is an allocated parking space to the rear 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.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

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.

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: Not flooded in last 5 years

Mobile/Phone: TBC - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Leasehold

Council Tax Band: B

Council tax payable: TBC

Length of lease: 125 years from 2017

Ground Rent details: £250 pa

Service charge Details: £1296.66 per annum

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

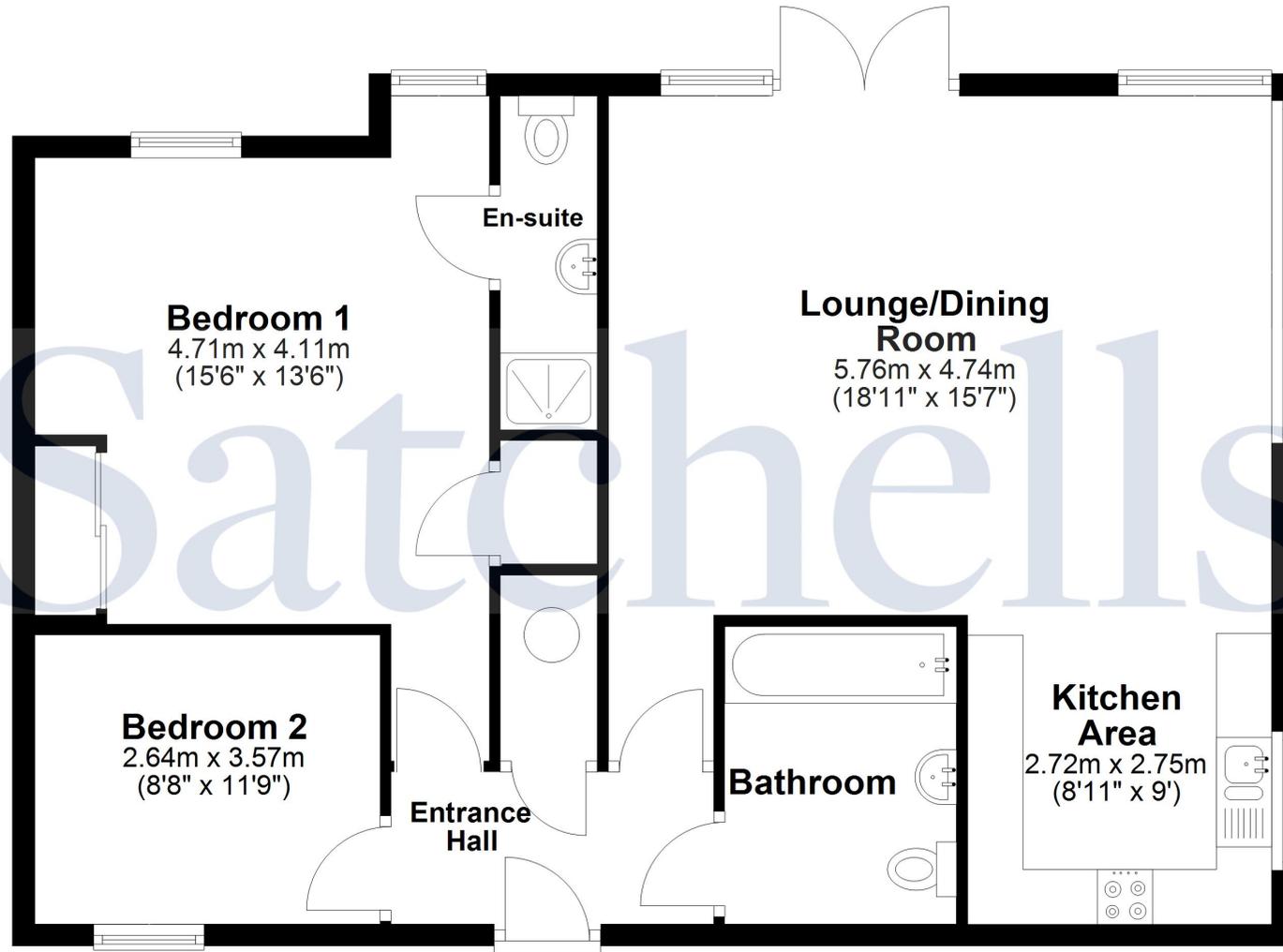




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, 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. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of 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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First 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.