



Sullivan Court, Biggleswade, Bedfordshire. SG18 8SX

| Satchells



2 Bedroom Apartment £215,000 Leasehold

Immaculately presented, this first floor two-bedroom apartment would make a great first home or investment. Motivated sellers with complete upper chain.

- First floor apartment
- Two double bedrooms
- Open plan living area
- Parking for two cars
- Desirable Kings Reach estate
- Complete upper chain
- 115 year lease
- Ground rent - £250 pa
- Service Charge- £1673.29
- EPC rating B. Council tax band B



Ground Floor:**Entrance:**

Stairs to first floor.

First Floor:**Entrance Hall:**

Stairs to first floor. Access to hallway with doors to all rooms. Storage cupboard. Carpet flooring.

Living/Dining/Kitchen

Overall measurement: abt. 22' 0" x 15' 8" (6.71m x 4.78m)

Kitchen:

Modern grey gloss kitchen with integrated dishwasher, washing machine, and fridge freezer. Gas hob with overhead extractor fan. Stainless steel sink and drainer with mixer tap. Tiled flooring. Leads through to:

Living Area:

Spacious living and dining area with Juliet balcony and plenty of natural light. Spaces for dining table.

Carpet flooring. Radiator.

Bedroom One:

Abt. 15' 4" x 11' 2" (4.67m x 3.40m) A generous double bedroom, currently housing mirrored sliding door wardrobes. Additional storage cupboard and Juliet balcony. Carpet flooring. Radiator.

Bedroom Two:

Abt. 11' 6" x 8' 2" (3.51m x 2.49m) Another spacious room ideal as a large single or small double or home office. Window to front aspect. Carpet flooring. Radiator.



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 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, 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. 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.

Bathroom:

Abt. 6' 3" x 11' 2" (1.91m x 3.40m) Large family bathroom comprising of a modern three piece suite including a panelled bath with overhead shower, WC and wash hand basin. Chrome heated towel rail. Wall mounted mirrored cabinet. Tiled flooring.

Additional Information:**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.

Anti-Money Laundering:

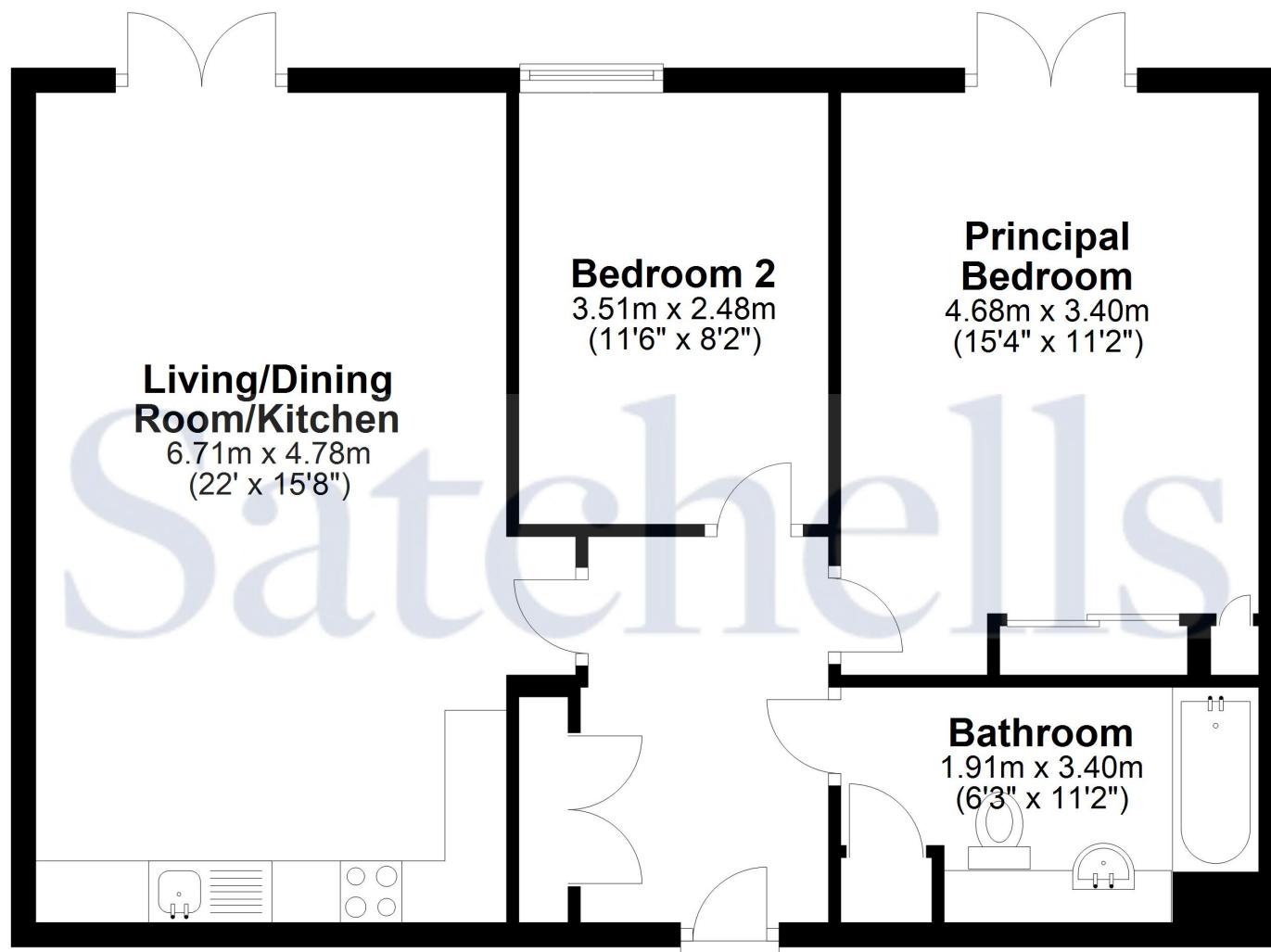
Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive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

Agents Note:

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

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First Floor



For illustrative 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.