



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ







## 2 Bedroom Ground Floor Flat £250,000 Leasehold

5.7% Yield! Looking for a rental property or first home? This chain free ground floor apartment could be just for you.

- Chain free
- Ground floor maisonette
- Own front door
- Allocated parking space
- Views across The Green
- En-suite shower room
- Great rental property or first home
- Lease - 114 years remaining
- Ground Rent £373pa Service Charge £110pcm
- EPC rating C. Council tax band B

**Ground Floor:****Entrance Hall:**

Entry via own private door. Large entrance hall and wheelchair friendly. Doors to all rooms. Access to storage cupboards. Laminate flooring.

**Living/Dining Area:**

Abt. 11' 8" max x 17' 1" (3.56m x 5.21m) Dual aspect room with windows to the front and side. Opening to kitchen area. Laminate flooring.

**Kitchen:**

Abt. 6' 8" x 10' 0" (2.03m x 3.05m) A modern white gloss kitchen with complimentary laminate black worksurfaces. Appliances include an electric oven, gas hob, overhead extractor fan, integrated fridge freezer and washing machine/tumble dryer. Stainless steel sink and drainer. Laminate flooring. Window to front aspect

**Bedroom One:**

Abt. 10' 6" x 10' 10" (3.20m x 3.30m) Large double bedroom with window to side aspect. Door to en-suite. Carpet flooring.

**En-Suite:**

Modern three-piece en-suite shower room comprising of a low-level WC, wash hand basin and shower cubicle. Shaver socket. Tiled splash back areas. Tiled flooring.

**Bedroom Two:**

Abt. 7' 11" x 10' 10" (2.41m x 3.30m) Was used as a small snug/reading room but can be used as a small double or large single bedroom. Window to front aspect. Carpet flooring.

**Bathroom:**

Abt. 8' 10" max x 6' 8" (2.69m x 2.03m) Modern three-piece suite comprising of a panelled bath, low level WC and wash hand basin. Chrome heated towel rail. Tiled splash back areas. Tiled flooring.

**Outside:****Parking:**

To the rear of the property is a residents car park where you will find one allocated parking space. Visitor parking is available on street is the lay-bys.

**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.

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:**

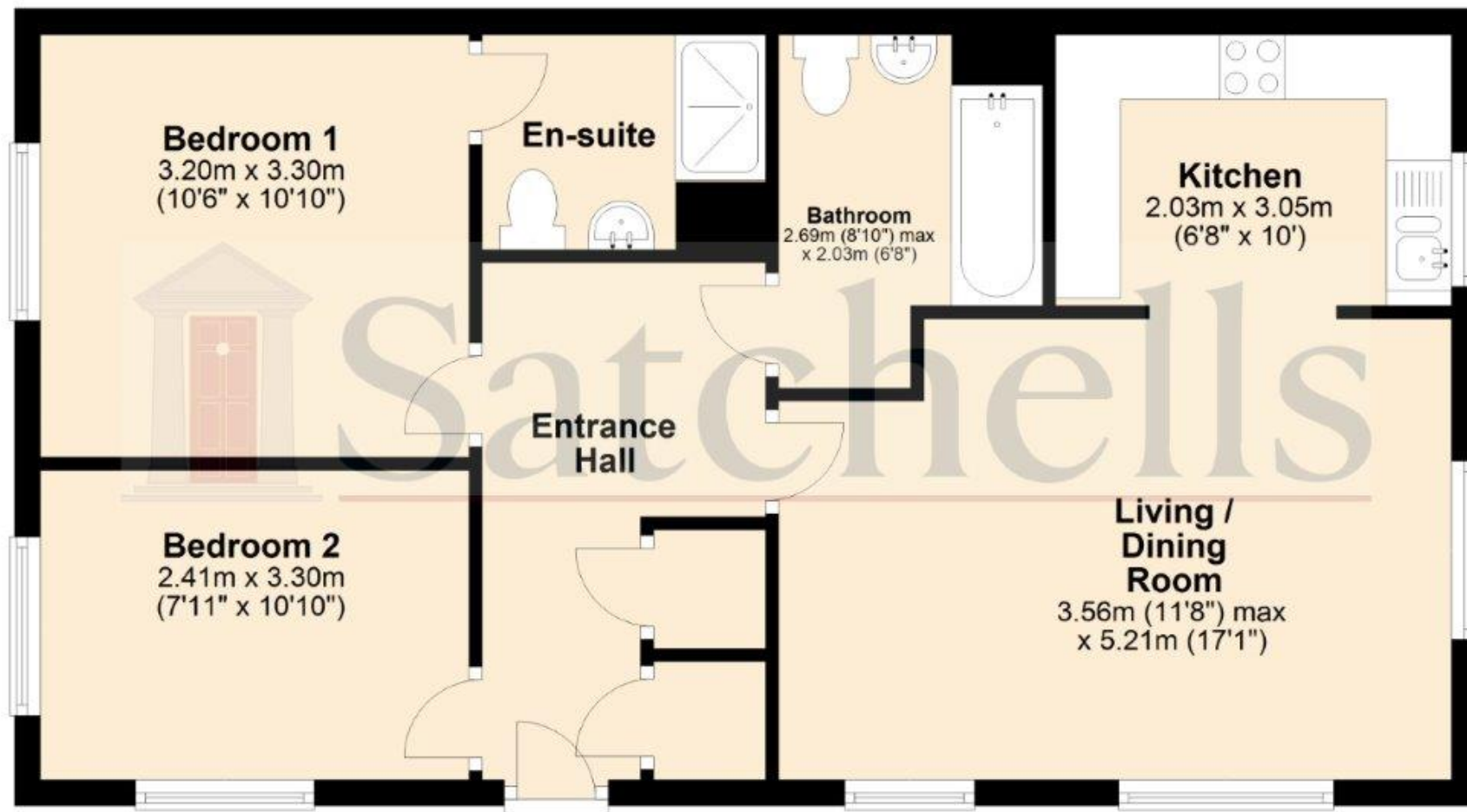
Draft particulars yet to be approved by the vendor and may be subject to change.



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.



## 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.