



Elgar Place

Sullivan Court, Biggleswade,
Bedfordshire, SG18 8SQ
Leasehold OIRO £235,000

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An extremely well presented and modern two-bedroom, chain free first floor apartment which is situated on the ever-popular Kings Reach development within a prime location for local amenities. This property boasts spacious accommodation comprising of open plan lounge/diner with Juliet balcony, integrated kitchen, two spacious bedrooms, en-suite to master and a separate family bathroom. Externally the property provides two parking spaces, and a bike shed. A fantastically located property making it an ideal purchase for any first-time buyer or investor!!

- Popular Kings Reach location
- Lounge/Diner with Juliet balcony
- Modern fitted kitchen
- Two Bedroom Apartment
- En-suite to master bedroom & family bathroom
- 2 Allocated parking spaces
- Chain Free
- EPC Rating B
- Council Tax Band B

Entrance Hall

Vinyl flooring, radiator, loft hatch leading to a boarded loft with light, double storage cupboard, doors to all rooms.

Lounge/Diner

16' 0" x 10' 08" (4.88m x 3.25m) - Vinyl flooring, radiator, sunken ceiling spots, French doors to Juliet balcony. Access to:

Kitchen

11' 06" x 6' 04" (3.51m x 1.93m) - Window to front aspect. Wall and base units with work surface over, one and a half bowl sink and drainer, tiling to all splash back areas. Built in oven and grill with hob and extractor over. Integrated fridge freezer, washing machine and dishwasher. Ceiling spots and vinyl flooring.

Bedroom One

14' 10" NT x 11' 04" x 10' 04" (4.52m NT x 3.45m x 3.15m) - Built in wardrobes, TV aerial point. Door to:

En-Suite

Wall mounted heated towel radiator, WC, wash hand basin and shower cubicle. Skylight, ceiling mounted extractor fan and tiled flooring.

Bedroom Two

10' 04" x 7' 02" (3.15m x 2.18m) - Radiator, skylight.



Bathroom

6' 08" x 5' 06" (2.03m x 1.68m) –
Window to front aspect, tiled flooring,
WC, vanity unit with wash hand
basin and drawers. Bath with shower
over, heated towel radiator, ceiling
mounted extractor fan.

Agent's Notes

Lease Term: 125 years commencing
from 1st January 2017 (117 years
remaining)

Service Charge: £1345.93 PA

Ground Rent: £250.00 PA

Biggleswade

The town Centre is steeped with
history and is up & coming with all
your amenities and a retail park. It
also has great commuting links into
London Kings Cross via train, good
schooling and local cafes,
restaurants and bars. It has easy
access directly onto the A1M and
commutable links to the M1 and M11.



Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

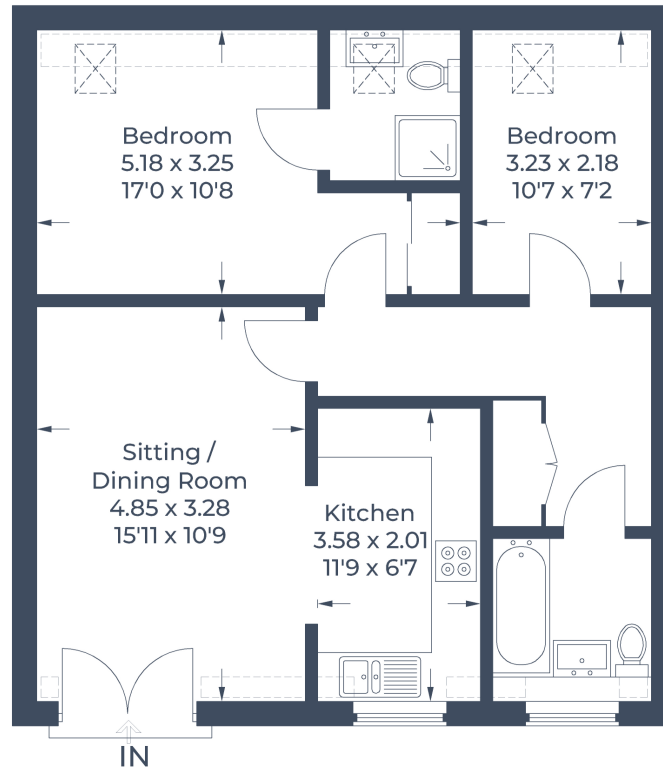


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measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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