



Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ

 **Satchells**



2 Bedroom Apartment

Offers in Excess of £250,000 Leasehold

A fantastic first time buy or investment opportunity, this top floor apartment is presented in immaculate condition and boasts an en-suite to master, two double bedrooms, allocated parking and a stunning balcony.

- Top floor apartment
- En-suite to master
- Immaculate condition
- Allocated parking
- Balcony and communal garden
- Walking distance to local amenities
- Lease remaining - 117 years
- Ground rent - £250 per annum
- Service charge approx. £150 per month
- EPC rating B. Council tax band B



Second Floor**Entrance Hall:**

Decorative wood panelling. Laminate flooring. Two storage cupboards. Radiator. Doors to bedrooms, bathroom and living room. Intercom system.

Bedroom Two:

Abt. 10' 9" x 9' 6" (3.28m x 2.90m) Carpet flooring. Upvc double glazed window. Radiator.

Master Bedroom:

Abt. 15' 9" x 9' 3" (4.80m x 2.82m) Carpet flooring. Upvc double glazed window. Radiator. Door to en-suite.

En-Suite:

Abt. 5' 4" x 5' 3" (1.63m x 1.60m) Corner shower cubicle. Hand wash basin. Low level w/c. Extractor fan. Tiling around shower and splashback areas. Vinyl flooring. Radiator.

Family Bathroom:

Abt. 6' 8" x 6' 2" (2.03m x 1.88m) Bath with shower over. Hand wash basin. Low level w/c. Extractor fan. Tiling around bath and splashback areas. Vinyl flooring. Upvc obscured double glazed window. Radiator.

Living/Dining Room:

Abt. 15' 10" x 13' 6" (4.83m x 4.11m) Carpet flooring. Upvc double glazed window. Radiator. Upvc double glazed French doors onto balcony. Opens into;

**Kitchen:**

Abt. 11' 6" x 6' 2" (3.51m x 1.88m) Modern matching gloss wall and base units with complimentary worktops over. Stainless steel sink and drainer. Upvc double glazed window over sink. Integrated washing machine, slimline dishwasher and fridge/freezer. Gas hob and oven with extractor hood over. Gas combi boiler, serviced in March 2024. Tiled flooring.

External**Garden and Parking:**

One allocated parking space. To the rear of the property is an enclosed west facing communal garden. Shared bike shed and bin store.

Location:

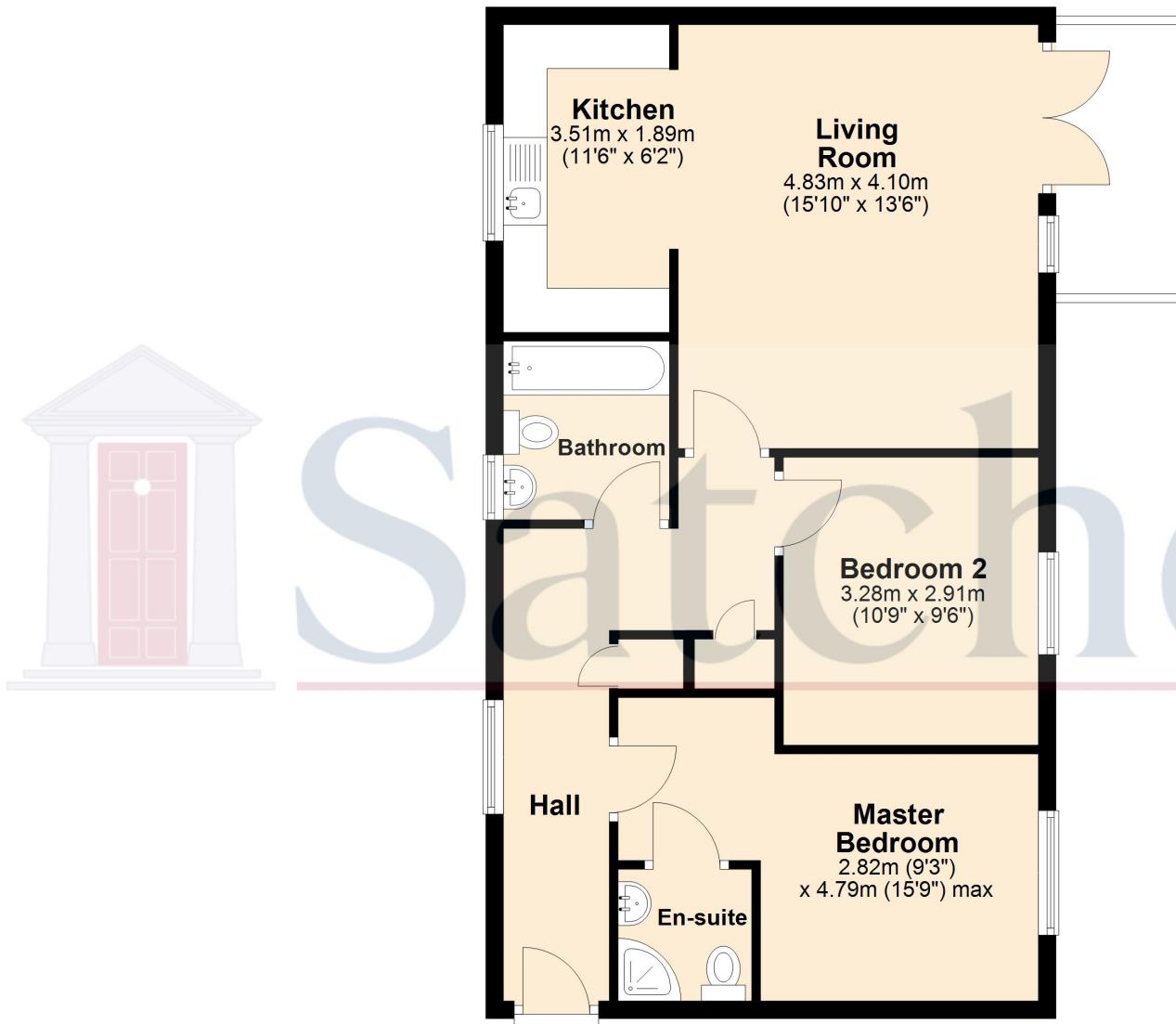
This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

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 Homebase. 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. 30 minutes.

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.

Second 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.

Satchells

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