



Sullivan Court, Biggleswade, Bedfordshire. SG18 8RE







## 2 Bedroom Apartment £240,000 Leasehold

CHAIN FREE! Over 5% rental yield! This modern two-bedroom apartment is located within the heart of the popular Kings Reach development. Benefiting from spacious, immaculately presented accommodation and two allocated parking spaces. This home is an ideal first-time buy or investment!

- Chain free
- Two double bedrooms
- Second floor
- Large open plan living
- Two allocated parking spaces
- Immaculate condition
- Ideal first time buy
- Potential rental income £1200pcm
- EPC rating B. Council tax band B
- Lease remaining - 122 years
- Service charge and ground rent combined - approx. £1600 PA

## Ground Floor

### Entrance:

Via communal front door with entry phone system. Stairs rising to second floor landing. Hallway leading to front door.

## Second Floor

### Entrance Hall:

Doors all rooms. Storage cupboard housing boiler. Security entry system. Light to ceiling. Radiator.

### Open Plan Living:

Abt. 18' 7" x 16' 10" (5.66m x 5.13m) A large open plan living space with a modern fitted kitchen. Upvc double glazed window to front aspect and upvc double glazed patio doors open out to the Juliet balcony. Light to ceiling. Two radiators.

### Kitchen Area:

A modern fitted kitchen with a range of matching wall and base units with complimentary worksurfaces. Inset stainless steel sink and drainer. Built in washer/dryer, dishwasher and fridge/freezer. Electric oven and four ring gas hob with matching extractor fan over. Tile effect flooring. Extractor fan. Spotlights. Under unit lighting.

## Master Bedroom:

Abt. 14' 6" x 10' 4" (4.42m x 3.15m) A generous double bedroom with dual double glazed windows to rear aspect. Double mirrored built in wardrobe. Light to ceiling. Radiator. TV point.

## Second Bedroom:

Abt. 13' 11" max x 8' 7" (4.24m x 2.62m) A further good sized double bedroom with double glazed window overlooking the front aspect. Light to ceiling. Radiator. TV point.

## Bathroom:

A modern three piece bathroom suite comprising of a low level wc, wash hand basin and panelled bath with shower over. Half tiled walls. Tile effect flooring. Double glazed window to rear aspect. Spotlights. Extractor fan.

## External Parking:

Two allocated parking spaces are located to the rear of the property.

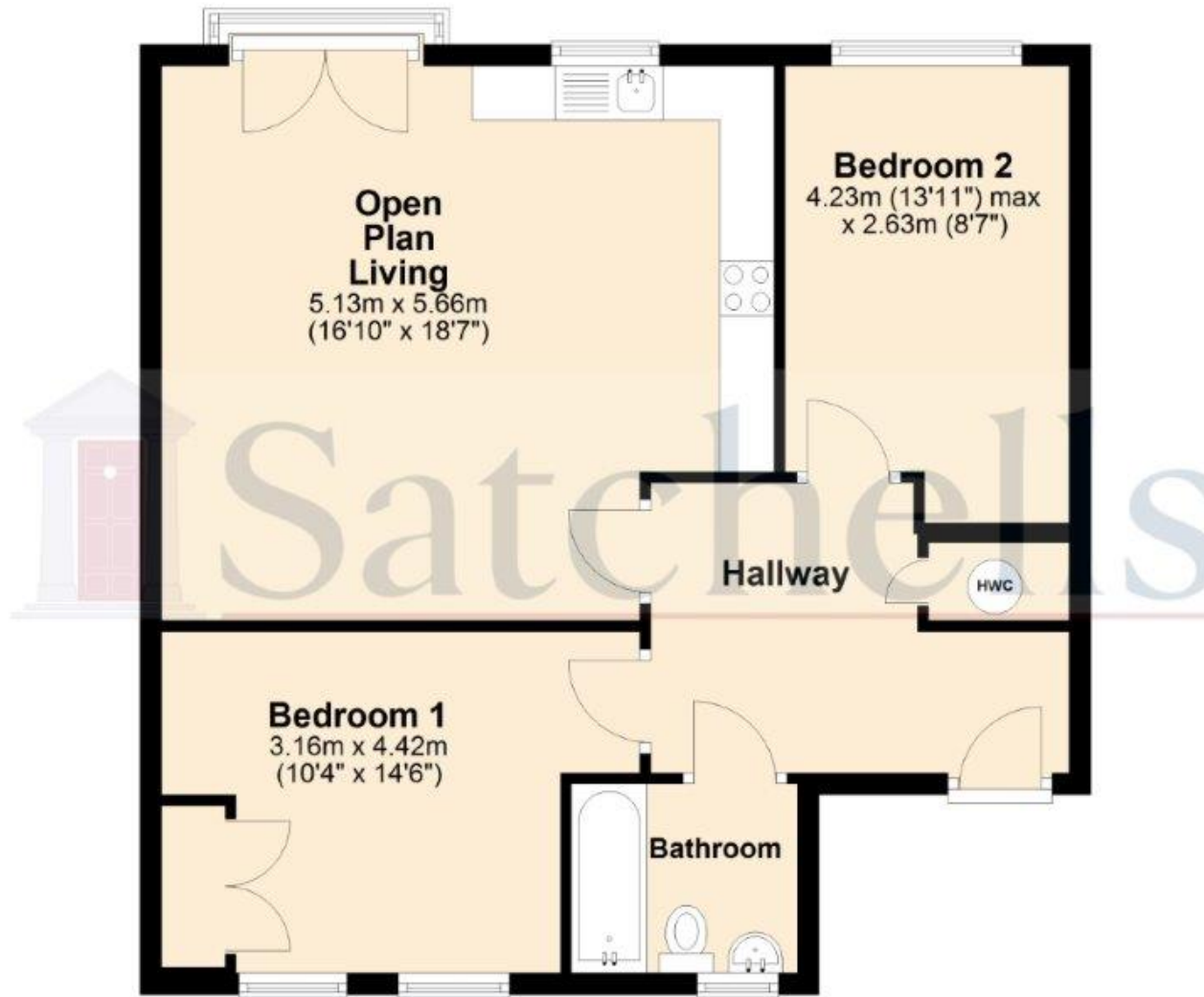


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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

Approx. 66.3 sq. metres (714.1 sq. feet)



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.