



Purcell Place
18, Sullivan Court, Biggleswade,
Bedfordshire, SG18 8SX
Leasehold £230,000

country
properties

This two bedroom first floor apartment is situated on the popular Kings Reach development in Biggleswade. The property benefits from an entrance hallway, open plan kitchen and lounge, two bedrooms, family bathroom and two allocated parking spaces. OFFERED CHAIN FREE.

- First floor apartment
- Two bedrooms
- Open plan kitchen/lounge
- Family bathroom
- Two allocated parking spaces
- Popular Kings Reach development
- Chain free
- Council Tax Band B
- EPC Rating B

Accommodation

Entrance Hallway

Double storage cupboard with shelving and consumer unit, radiator, intercom system, doors to:-

Kitchen/Lounge

22' 1" x 14' 1" narrowing 12'5" (6.73m x 4.29m)

To the kitchen are a range of wall and base units with work surface over, stainless steel sink 1/2 with drainer and mixer tap, integrated dishwasher, washer/dryer and fridge/freezer, built-in electric oven and gas hob with extractor fan over, radiator, inset lighting and wood effect flooring.

To the lounge is are uPVC double glazed doors to the front aspect onto the Juliette balcony, TV point and a radiator.

Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

uPVC double glazed French doors to the front aspect leading onto the Juliette balcony, radiator, TV point, built in wardrobe with sliding mirrored doors.



Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

uPVC double glazed window to the front aspect, radiator, cupboard housing the gas boiler, radiator.

Family Bathroom

White suite comprising; panelled bath with mixer taps and shower over, tiled splash back, low level flush WC, wash hand basin, heated towel rail.

External

Parking

Two allocated parking spaces to the rear of the property (vehicle registration must be confirmed - please ask agent for further details)

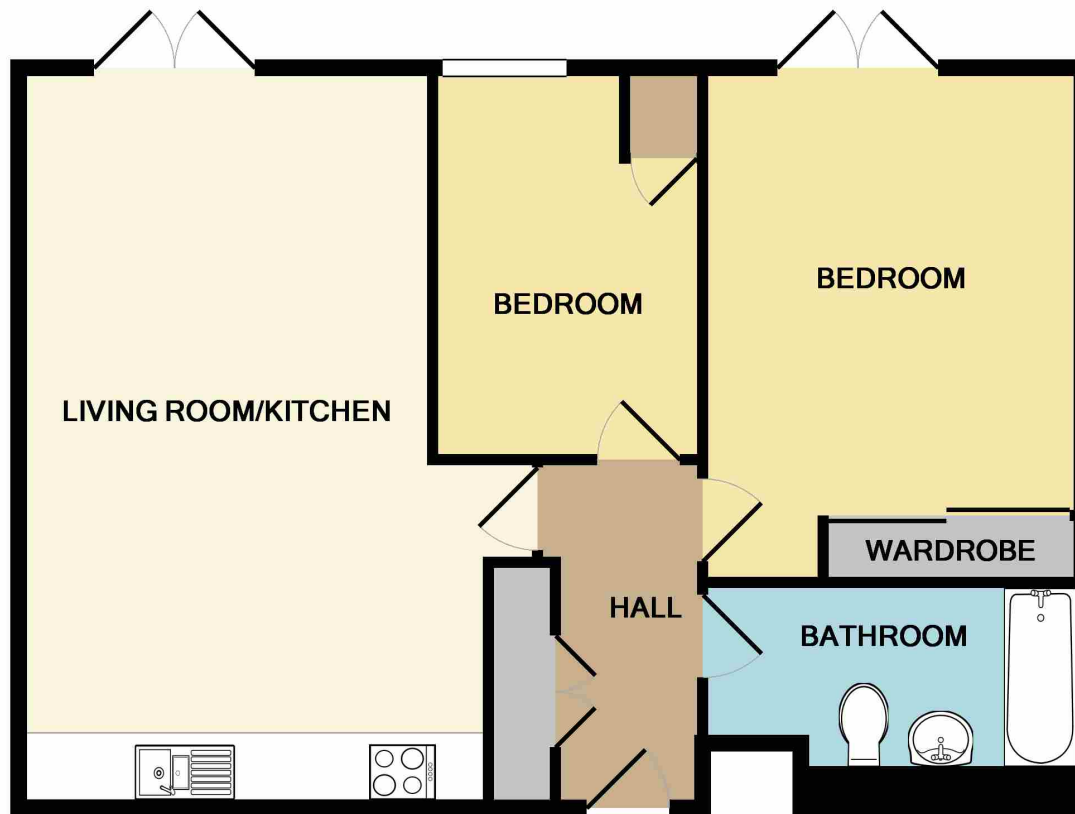
Lease Details

Lease Length: 119 Years Remaining

Ground Rent: £250.00 per annum

Maintenance Charges: £1,125.97





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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	

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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