



68 Venus Avenue, Biggleswade, Bedfordshire. SG18 8FJ

| Satchells



2 Bedroom Apartment £255,000 Leasehold

A smart, modern two bedroom apartment with a sociable layout, featuring an open plan lounge/diner that opens out on to a private balcony.

- Modern two bedroom apartment
- Open plan lounge/diner
- Balcony off the living area
- Main bedroom with en-suite shower room
- Allocated parking space
- Built-in wardrobes
- Lease - 125 years from 2017
- Ground rent: £250 per annum
- Service charge: £1,296.66 per annum
- EPC rating B. Council tax band B

First Floor:
Entrance Hall:

Window to rear aspect. Doors to all rooms. Carpet. Access to storage cupboard.

Open Plan Living/Dining:

Abt. 13' 7" x 15' 9" (4.14m x 4.80m) A stunning room with French doors to the balcony making this area naturally bright and airy with views overlooking 'The Green'. Space for eight-seater dining table and chairs. Carpet flooring. Radiator. This flows nicely through to:

Kitchen:

Abt. 5' 10" x 11' 5" (1.78m x 3.48m) A naturally bright space with a range of wall and base units, laminate worksurfaces and upstands. Integrated appliances include oven, four ring gas hob, dishwasher, fridge/freezer and under counter washing machine with will remain. Stainless steel sink and drainer with double glazed window to the rear aspect. Hidden wall mounted combi boiler. Spotlights.

Bedroom One:

Abt. 16' 2" x 9' 1" (4.93m x 2.77m) A large double bedroom with built-in mirrored sliding door wardrobe. Windows to front aspect overlooking the green. Carpet flooring. Radiator. Door to en-suite.

En-Suite:

A three piece suite comprising a low level WC, wash hand basin with mixer tap and shower cubicle. Tiling to splash back areas. Extractor fan. Chrome heated towel rail. Tiled flooring. Spotlights.

Bedroom Two:

Abt. 10' 1" x 11' 3" (3.07m x 3.43m) Currently used as an office, this

bedroom can easily host a double bed with wardrobe is required. Window to front aspect. Carpet flooring. Radiator.

Bathroom:

Abt. 5' 6" x 6' 10" (1.68m x 2.08m) Modern three piece suite comprising a panelled bath, low level double WC and wash hand basin. Tiled flooring. Extractor fan. Frosted window to rear aspect.

Outside:

Communal Grounds:

The property benefits from its own private balcony and has use of the communal gardens to the rear which is mainly laid to lawn.

About the Area:

Biggleswade:

Biggleswade is a market town in Central Bedfordshire, sitting on the River Ivel, and it's popular with buyers who want a proper town centre feel with good day-to-day amenities and strong commuter links. The High Street has a good mix of independent shops, cafés and the usual essentials, and you've also got larger supermarkets close by.

For families, there's a broad choice of schooling and plenty of clubs and activities around town. Outdoors-wise, Biggleswade is well placed for countryside walks and cycle routes, with green spaces nearby and easy access out towards the surrounding Bedfordshire villages.

Commuters often look here for the rail link into London, and road access is helped by the A1 nearby for getting up and down the region.

Additional Information:

Draft details yet to be approved by the vendor and maybe subject to

change.

Material Information:

We are advised by the seller of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No

Mobile/Phone: OK

Tenure: Leasehold

Council Tax Band: Band B

Council tax payable: £1,919.86 per annum

Length of lease: 125 years from 2017

Ground Rent details: £250 per annum

Service charge details: £1,296.66 per annum

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

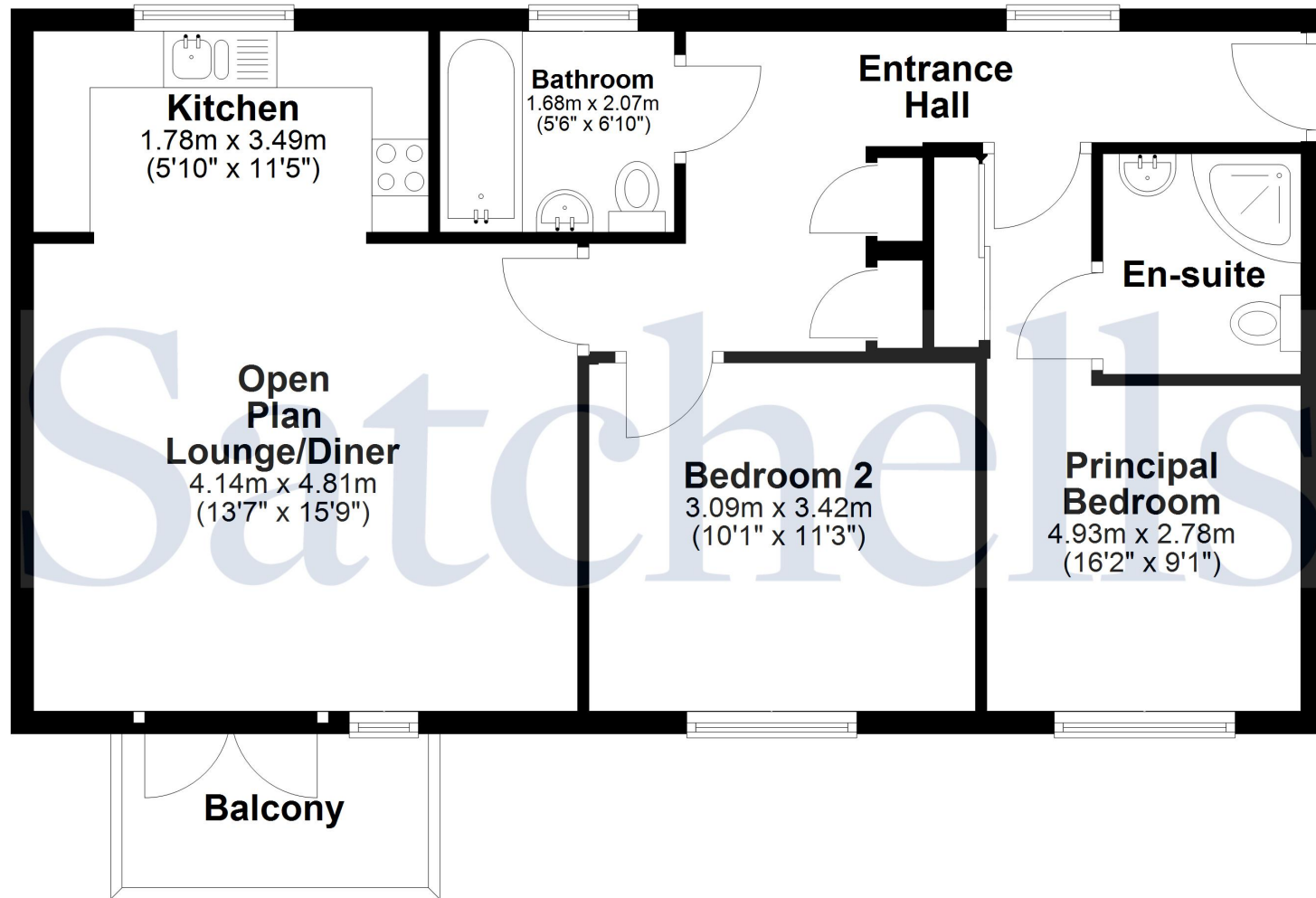




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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First 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.