



Kennedy
&co.

12 Royston Street

Potton

SG19 2LP

Offers In Excess Of
£200,000

- Ground floor
- Two bedrooms
- Good size lounge
- Fitted kitchen
- Shower/wet room
- Double glazed
- Radiator central heating
- Close to town centre



A rarely available and highly sort after two bedroom ground floor flat just a short walk to the market square in Potton. The flat is offered for sale with vacant possession with no upper chain.

Points worthy of note: Double glazing, radiator central heating, nicely fitted kitchen, upgraded bathroom to now a shower wet room. Outside there are beautifully kept communal gardens with bin storage area.

PARTICULARS

Georgian style door to:

HALLWAY

Radiator and large storage area. Entry phone.

LOUNGE/DINER

18' 7" x 11' 5" (5.66m x 3.48m) Electric fire within a timber surround. T.V point. Large double glazed window to the front. two radiators. Coving to the ceiling. Through to:

KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m) Base and wall mounted units both timber and glass fronted. Rolled edge work top surfaces. 1 1/2 sink with drainer and splash tiled surround. Space for oven with extractor over, space for: washer/dishwasher, fridge/freezer, and tumble dryer. Double glazed window to the front. Wall mounted gas boiler. Space for breakfast table.

BEDROOM 1

13' 7" x 9' 9" (4.14m x 2.97m) Double glazed window to the rear. Radiator

BEDROOM 2

11' 6" x 6' 4" (3.51m x 1.93m) Double glazed window to the rear. Radiator

SHOWER WET ROOM

Mira power shower. Vanity unit housing the wash hand basin and storage under. W.C. Fully tiled. Extractor and shaver point. Radiator. Large airing cupboard.

EXTERNALLY

There are beautifully kept communal gardens with bin storage and drying facilities.

Gated walk way for quicker access to the centre of town

AGENTS NOTES

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Lease: 994 Years Remaining

Maintenance Charge: £75.00 Approx Per Month

Ground Rent: None chargeable



COUNCIL TAX BAND

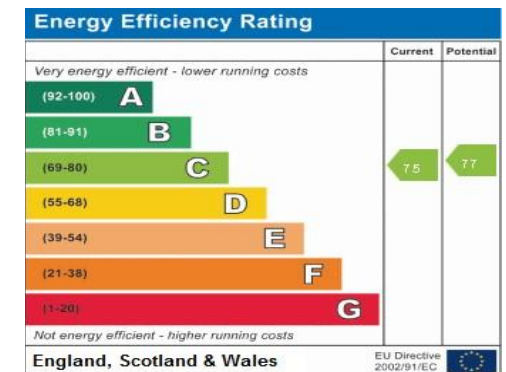
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.