





Kennedy & Foster

61 Planets Way

Biggleswade

SG18 8FD

£220,000

- GROUND FLOOR APARTMENT
- BATHROOM & ENSUITE
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING

- PARKING AND COMMUNAL GARDENS
- LOVELY CORNER POSITION
- KINGS REACH DEVELOPMENT
- CHAIN FREE







UNEXPECTEDLY BACK TO MARKET 9TH OCTOBER 2024.

This well presented 2 double bedroom GROUND FLOOR apartment is being offered chain free and is situated on a corner position on the popular Kings Reach development. This lovely apartment has a spacious entrance hall, En suite and family bathroom, parking, communal gardens, open plan living. Contact Kennedy & Foster the sole agents to arrange your viewing

FRONT DOOR INTO:

ENTRANCE HALL

Interior system, consumer unit. Doors to:

OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

17' 11" x 11' 08" (5.46m x 3.56m) uPVC double glazed bay window to side and uPVC double glazed window to front, radiator. Opening to:

KITCHEN

8' 07" x 6' 01" (2.62m x 1.85m) Wall, base and drawer unit with work surfaces over, stainless steel single drainer sink unit with mixer tap, wall mounted boiler, integrated oven, gas hob and extractor hood over, uPVC double glazed window to front, space for fridge/freezer and washing machine.

BEDROOM ONE

15' 00" x 8' 08" (4.57m x 2.64m) uPVC double glazed window to side, radiator, built in wardrobe with hanging rail. Door to:

ENSUITE

Fully tiled shower cubicle, pedestal basin, low level W.C, radiator.

BEDROOM TWO

11' 02" x 7' 02" (3.4m x 2.18m) uPVC double glazed window to side, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level W.C, radiator.

OUTSIDE

Communal gardens and bin store.
ALLOCATED PARKING SPACE.

AGENT NOTES

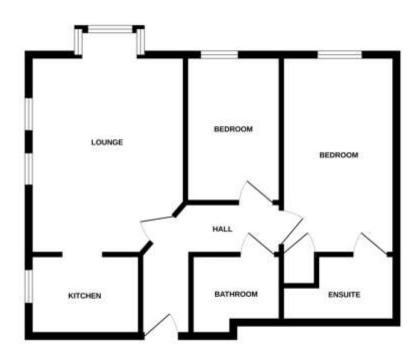
Lease 125 years from January 2014 Ground Rent will be £200 per annum for 10 years Service charge £2,127.95 per annum







GROUND FLOOR



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COUNCIL TAX BAND

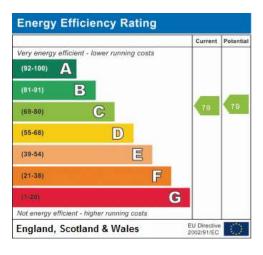
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Ceredigion County Council



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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 are 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