



**Kennedy**  
&co.

## Royston Court

Potton

SG19 2NJ

Asking price: £230,000

Re-fitted kitchen with  
appliances

Re-fitted large shower room

Quality fitments throughout

Two good sized bedrooms

Full length wardrobes to the  
master

Ornate radiator covers

Gas central heating

Garage



A beautifully presented apartment set within the heart of Potton town centre and within easy reach of that Potton has to offer. The apartment is one of a few that are well managed and has well maintained communal gardens.

The kitchen has been replaced and provides a good range of appliances and marble effect worktops. The shower room has also been replaced with some of the best fitments we have seen. There are two good sized bedrooms with full length wardrobes to the master.

Touch sensitive light fitments and ornate radiator covers are added to the list of quality fitments.

Outside are beautifully managed gardens, garage and parking.

## **PARTICULARS**

### **MAIN ENTRANCE**

UPVC double glazed door leading to a communal hallway, stairs leading to the apartment.

Georgian door and entry phone system to:

### **HALL**

Consumer board, entry phone system, smoke detector.

Door to:

### **HALLWAY**

Radiator with ornate cover. Doors to all principle rooms.

### **LOUNGE/DINER**

17' 8" x 10' 9" (5.38m x 3.28m) Electric fire in timber surround. Upvc double glazed box bay window to the

front with built in unit to complement the kitchen.

Upright radiator. T.V and telephone point.

### **KITCHEN**

16' 10" x 10' 6" (5.13m x 3.2m) UPVC double glazed window to the front. Re-fitted base and wall mounted units in a satin finish with marble effect work tops and timber splash guard surround. Moulded sink with swan neck tap. 'Neue' oven, hob and extractor. recessed lighting. Down lighting to the wall cupboards. Built in dishwasher. Built in fridge/freezer. Cupboard housing the washing machine and tumble dryer. Cupboard housing the 'Worcester' boiler.

### **MASTER BEDROOM**

14' 6" x 10' 4" (4.42m x 3.15m) UPVC double glazed window to the rear. Large full length wardrobes

providing hanging and storage space. Radiator with ornate cover.

### **BEDROOM 2**

11' 5" x 6' 7" (3.48m x 2.01m) UPVC double glazed window to the rear. Radiator with ornate cover.

### **SHOWER ROOM**

A large corner shower. Low level W.C. Vanity unit, with drawers and cupboards housing the wash hand basin. Mirror with touch light. Shaver point. Heated towel rail. Amtico flooring.

### **EXTERNALLY**

Communal gardens laid to lawn with shrubs.

Designated areas for washing line and refuse bins.

### **SINGLE GARAGE**

En-bloc. Metal up and over door. Parking to the front of garage.





### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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