



**Kennedy
& Foster**

61 Planets Way

Biggleswade

SG18 8FD

£220,000

- GROUND FLOOR APARTMENT
- 2 BATHROOMS
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING
- PARKING AND COMMUNAL GARDENS
- LOVELY CORNER POSITION
- KINGS REACH DEVELOPMENT
- CHAIN FREE



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

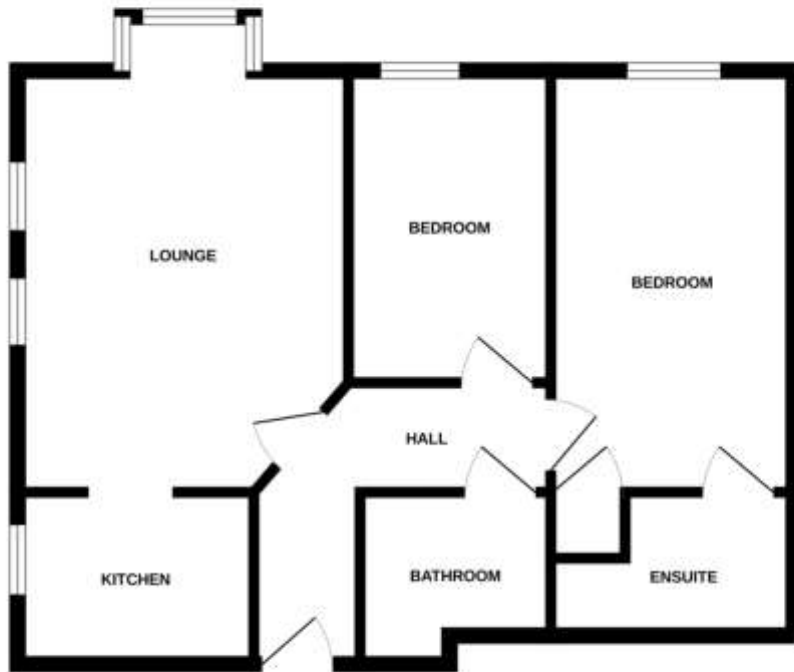
Lease 125 years from January 2014

Ground Rent will be £200 per annum for 10 Years

Service charge £2,127.95 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and other parts are approximate and no responsibility is taken for any error contained in this document. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The names, positions and dimensions shown here are those shown on the questionnaire as to their availability or efficiency can be given.
Made with AutoCAD 2014

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Ceredigion County Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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