



Kennedy
&co.

21 Newtown, Potton

SG19 2QH

EPC: C

Fixed Price £125,000

- Purpose Built First Floor Apartment
- Ideal Investment / First Time Buy
- Gas Central Heating & Upvc Double Glazing
- Fitted Kitchen
- Sitting Room
- Double Bedroom
- Bathroom with Fitted Shower
- New Gas Boiler 2020



* Ideal first time / investment buy * First floor purpose built apartment * Rental income £675.00 pcm * Communal entrance hallway * Sitting room * Fitted kitchen * Double bedroom * Bathroom with shower * Upvc double glazing & gas central heating * No forward chain *

Situated within walking distance of all local amenities and Potton Market Square. Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 2 miles away.

There are good road links into Cambridge & London. The nearby towns of Biggleswade & Sandy offer a wider range of High Street amenities & are within easy access to the A1. Railway stations at Biggleswade &

Sandy have great links into London Kings Cross St Pancras.

COMMUNAL SECURITY DOOR

Opening into main reception hallway, stairs rising to the first floor, door into apartment.

ENTRANCE HALLWAY

Radiator, loft access, storage cupboard, doors off to:

SITTING ROOM

12' 2" x 10' 2" (3.71m x 3.1m) Upvc double glazed window to the front aspect, radiator, cupboard housing gas boiler, door off to:

KITCHEN

10' 0" x 4' 8" min (3.05m x 1.42m) Upvc double glazed

window to the front aspect, fitted range of base and matching eye level units, single bowl sink unit, work surface space with tiling to splash areas, cooker, space for fridge, plumbing for washing machine, radiator.

DOUBLE BEDROOM

11' 2" x 10' 3" narrowing to 6' 1" (3.4m x 3.12m) Upvc double glazed window to the rear aspect, radiator.

BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower over, tiling to splash areas.

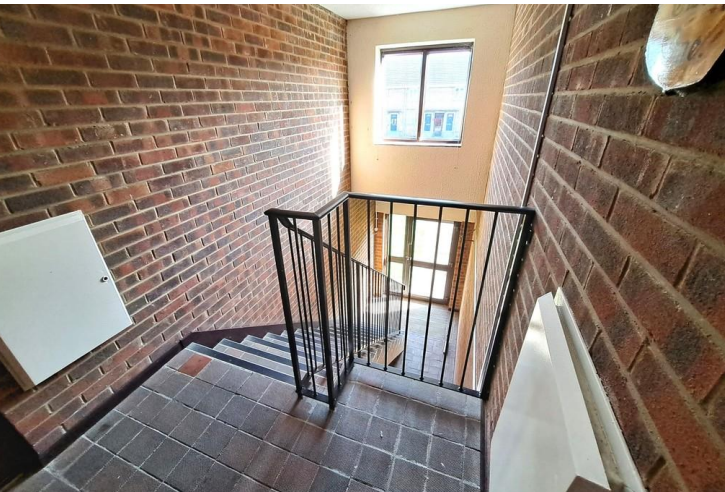
AGENTS NOTE

125 year lease from 23/5/1988.

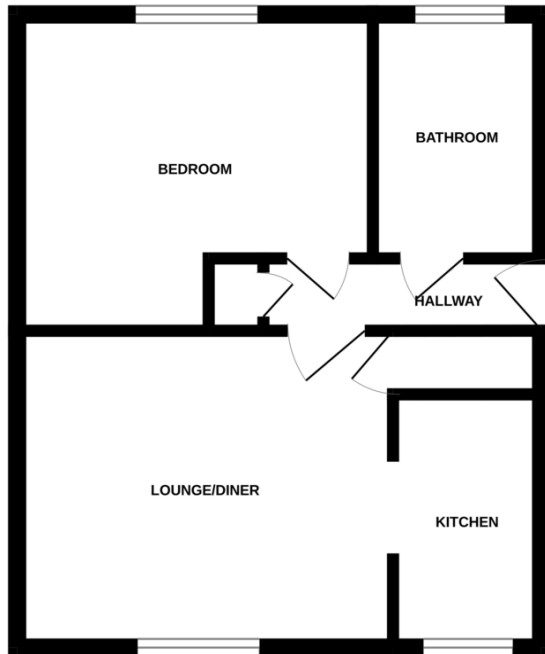
No Ground Rent Payable.

Service Charge of £200 per quarter, which includes buildings insurance.

The managing agent is Grand Union Housing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

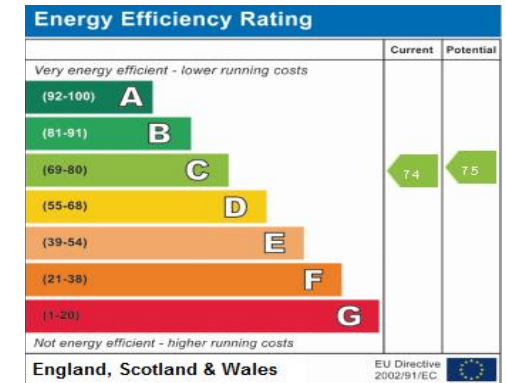
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire 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 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.