



HARVEY ROBINSON

Guide Price

£240,000

104 Tavener Drive

Biggleswade, SG18 8XY

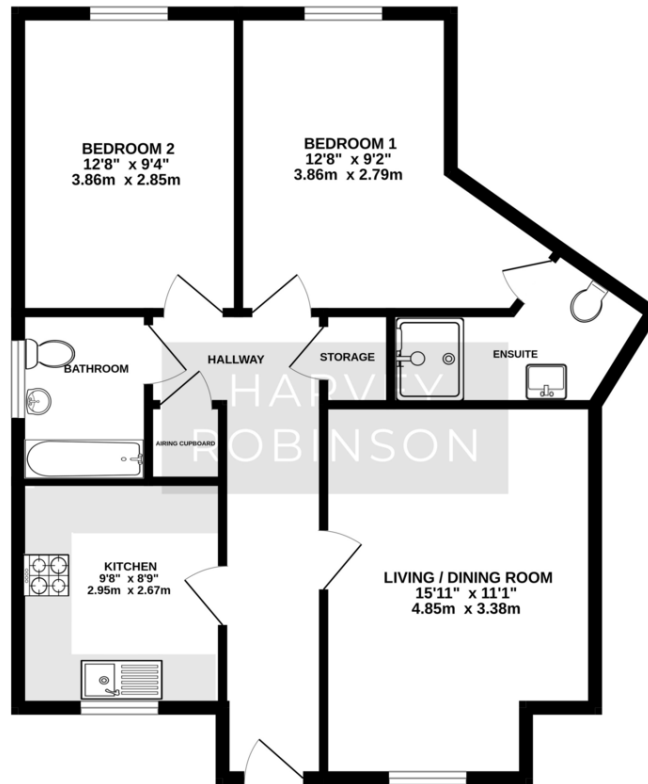
We are delighted to offer for sale with no onward chain this beautifully presented two double bedroom ground floor maisonette within the popular and highly sought-after Kings Reach development in Biggleswade. Constructed in 2020 by Taylor Wimpey and benefitting from its own private front door, the property is in fantastic condition throughout. The bright and spacious accommodation in brief consists of an entrance hall, a lounge/dining room with an open-aspect, and a fully integrated and beautifully finished kitchen. Two large double bedrooms, with an ensuite to bedroom one and an additional family bathroom complete the accommodation. Outside, the property has two allocated side by side car parking spaces, a communal bin and bike storage area and visitor parking spaces. Located a very short distance from Central Square with amenities to include a local convenience store, a café and takeaway outlets, primary schooling, a community centre and with play parks also nearby, this property would make an ideal family home. Biggleswade town centre is located just over 1 mile away with various shops, bars and restaurants to choose from with further big brand shopping located at the Retail Park on the outskirts of the town. The mainline train station located less than 1 mile away and within walking distance provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter too. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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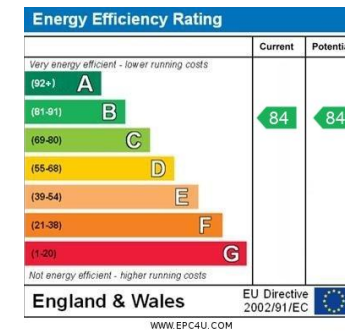
GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.
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FAQs

Property Tenure: Leasehold
 Property Constructed: 2020
 Builder: Taylor Wimpey
 Ground Rent: £200 P/A (Reviewed every 10 years)
 Service Charge: £897.25 P/A (Reviewed annually)
 Council Tax Band: B
 Lower School Catchment: St Andrews East
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Postcode for SatNav: SG18 8XY
 What3Words Location: [///pull.materials.aside](https://www.what3words.com/pull.materials.aside)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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