



HARVEY ROBINSON

Guide Price

£250,000

94 Tavener Drive

Biggleswade, SG18 8XY

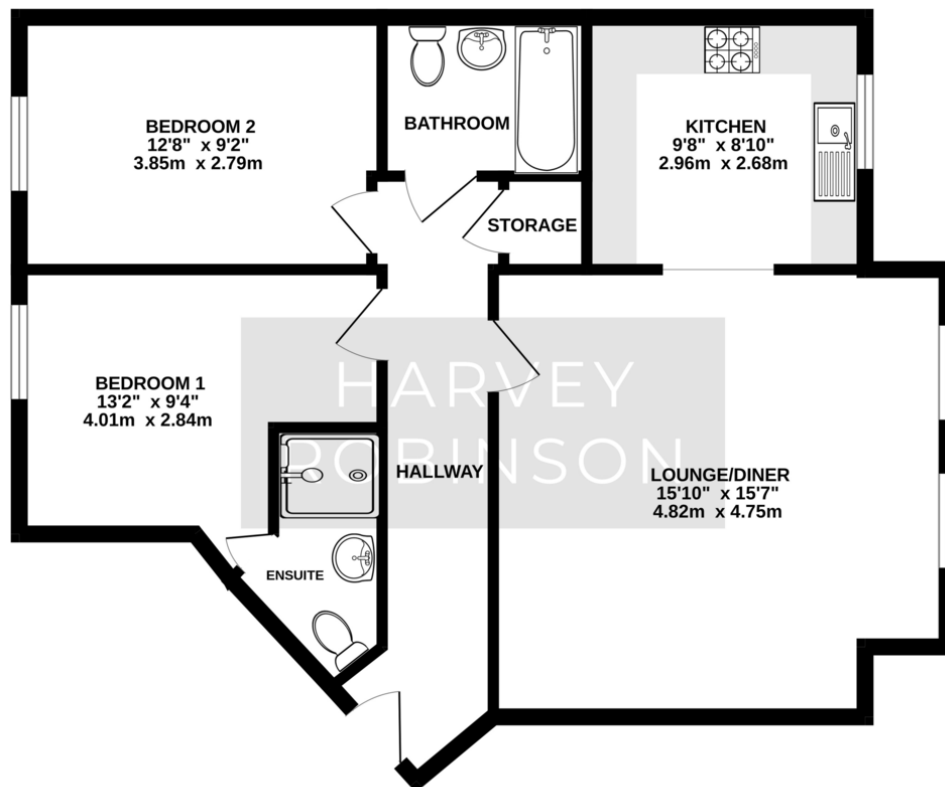
## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented two double bedroom top floor apartment located on the edge of popular and highly sought-after Kings Reach development in Biggleswade. Built in 2020 by Taylor Wimpey, the property is in fantastic condition throughout. The bright and spacious accommodation in brief consists of a large entrance hall, a lounge/dining room with an open-aspect and scenic views, 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.





SECOND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



## FAQs

Property Tenure: Leasehold  
 Property Constructed: 2020  
 Builder: Taylor Wimpey  
 Ground Rent: £200 P/A (Reviewed every 10 years)  
 Service Charge: £1140 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:  
 ///windpipe.scrolled.unhappy  
 EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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### OFFICE ADDRESS

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### CONTACT

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