HARVEY ROBINSON
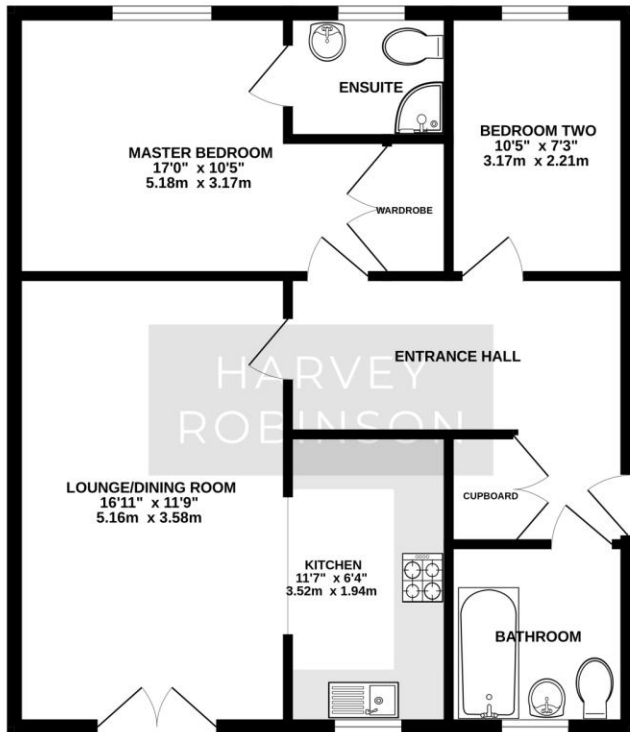
This stunning two-bedroom first floor apartment is presented in show home condition and is ideally located in the central square of Kings Reach, moments from the local amenities. The property in brief consists of an entrance hall with a large storage cupboard, an immaculate family bathroom, two double bedrooms one with ensuite, large living room with Juliet balcony and a modern kitchen with integrated appliances. The property further benefits of two allocated parking spaces. This well maintained and looked-after home is located close to local amenities to include a convenience store, a popular café, barber shop and primary schooling. Biggleswade Town Centre is located just over 1 mile away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making this property ideal for a first-time buyer or investment purchasers alike.

2

2

1

FIRST FLOOR
685 sq.ft. (63.6 sq.m.) approx.

ENSUITE

MASTER BEDROOM
17'0" x 10'5"
5.18m x 3.17m

BEDROOM TWO
10'5" x 7'3"
3.17m x 2.21m

WARDROBE

ENTRANCE HALL

HARVEY
ROBINSON

LOUNGE/DINING ROOM
16'11" x 11'9"
5.16m x 3.58m

CUPBOARD

KITCHEN
11'7" x 6'4"
3.52m x 1.94m

BATHROOM

TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.
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FAQs

Tenure: Leasehold
Property Built: 2017
Council Tax Band: B
EPC: B
Ground Rent: £250.00 P/A
Lease Length: 125 Years from new
Maintenance Charge: Approximately £124.67 PCM
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
what3words Location: Apartment - ///charging.crusaders.such
Postcode: SG18 8SQ

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		84	84
(69-80) C			
(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

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