



HARVEY ROBINSON

Guide Price

£235,000

Purcell Place

Sullivan Court, SG18 8SX

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with no onward chain this spacious second floor apartment located within the popular and hugely sought-after Kings Reach development. Bright and spacious throughout, the accommodation in brief consists of an entrance hall, popular in design open-plan living space complete with a Juliette balcony, and a kitchen packed with integrated appliances. Two double bedrooms and a fully fitted bathroom completes the internal living space. This particular property comes with two allocated car parking spaces.

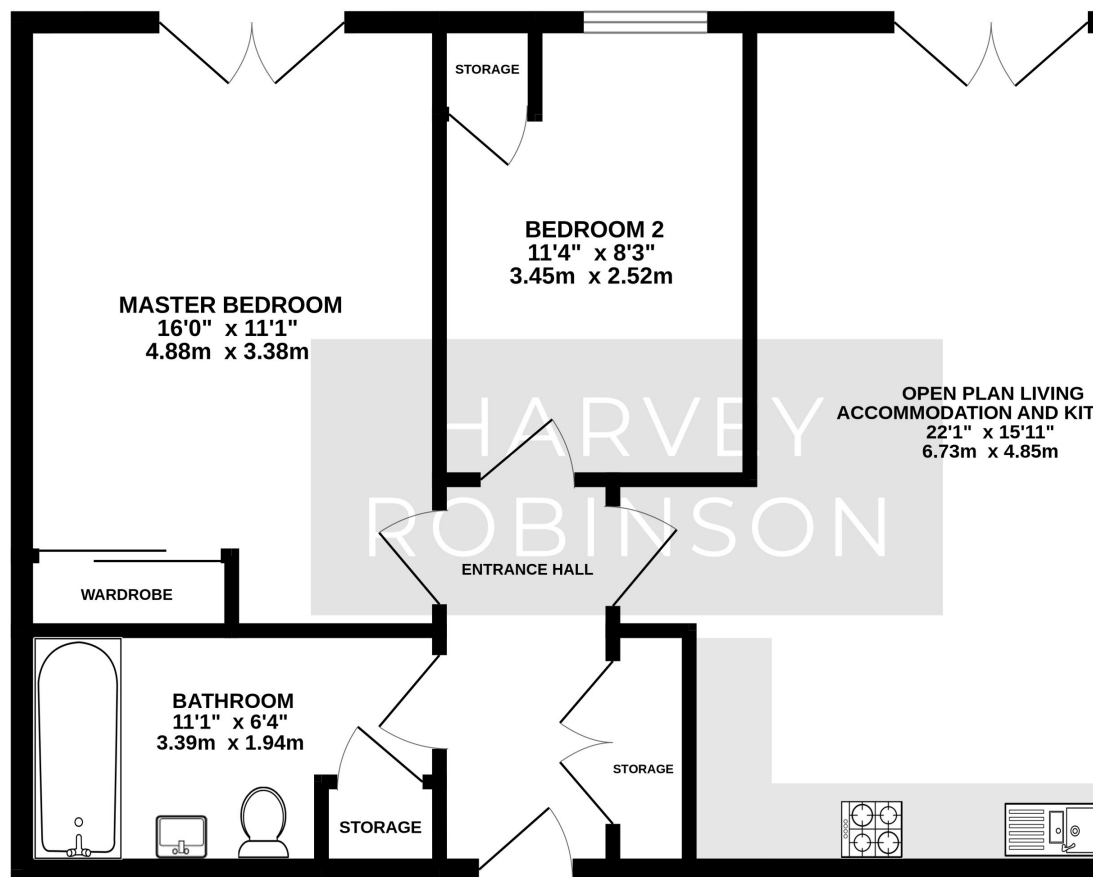
The apartment is centrally located with amenities on your doorstep to include a local convenience store, takeaway outlets, a popular independently owned café, primary schooling, and a community centre with play parks also nearby, making this a great purchase for the first time buyer or investor alike. 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 provides a regular service into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter too. To appreciate the size of the accommodation on offer, viewings can be arranged by contacting our Biggleswade estate agent offices.

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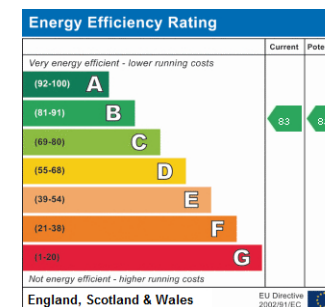


**SECOND FLOOR**  
726 sq.ft. (67.5 sq.m.) approx.



**FAQs**

Tenure: Leasehold  
 Property Built: 2015  
 Council Tax Band: B  
 Ground Rent: £250.00 P/A  
 Lease Length: 125 Years from new  
 Maintenance Charge: £1145.82  
 Lower School Catchment: St Andrews East  
 Middle School Catchment: Edward Peake  
 Upper School Catchment: Stratton  
 What3Words Location: ///late.paler.serves  
 Postcode for SatNav: SG18 8SX  
 EPC Rating: B



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

**HARVEY ROBINSON**

**OFFICE ADDRESS**

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