



HARVEY ROBINSON

Guide Price

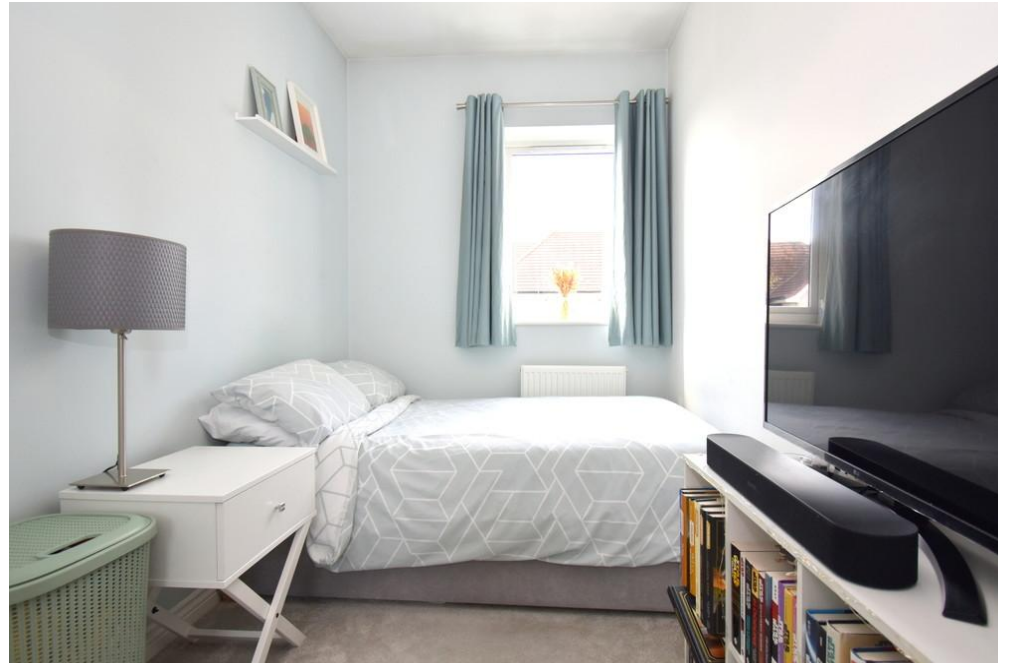
£250,000

Elgar Place

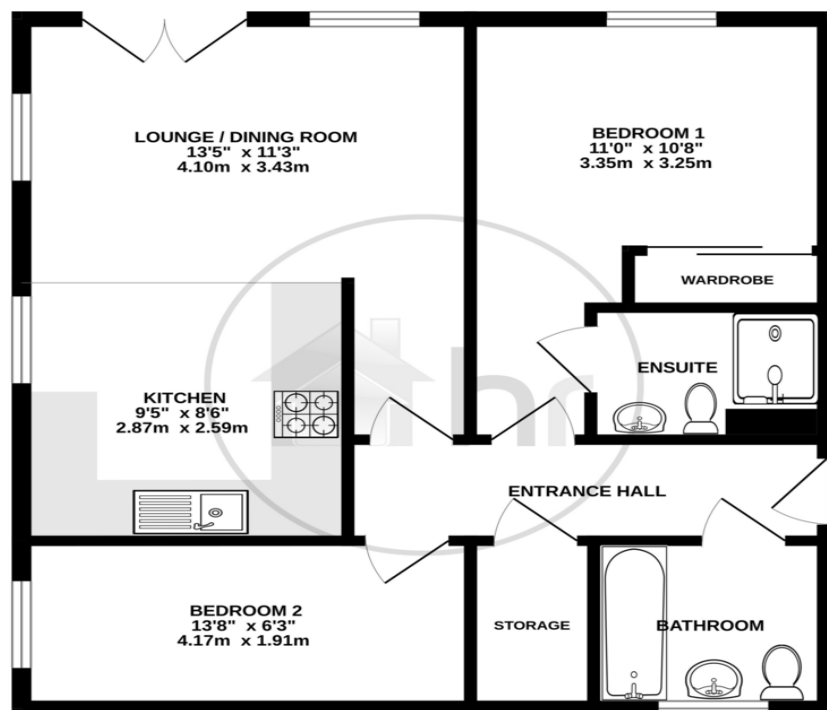
Sullivan Court, SG18 8SQ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this immaculately presented two-bedroom corner-block Second floor apartment located over-looking Central Square within the hugely popular and highly sought-after Kings Reach development. This modern and spacious property in brief comprises of an Entrance Hall with a large, shelved storage cupboard to fit a tumble dryer, open plan Lounge/Dining Room with a Juliette balcony, a Kitchen packed with integrated appliances, Bathroom, two Bedrooms with Ensuite facilities and a fitted wardrobe to Bedroom One. Outside, the property has two allocated car parking spaces and use of a cycle store. The location of the apartment affords amenities on your doorstep to include a convenience store, barber shop, a popular café, and takeaway outlets. A Community Centre and Primary schooling is also present. Big-branded shopping facilities are found at the nearby retail park located on the outskirts of the town with Biggleswade Town Centre found within a mile provided further High Street shops, bars and restaurants. The train station with access into London Kings Cross and London St Pancras within the hour really makes this apartment a perfect first-time purchase or investment buy. Please contact our Biggleswade estate agent offices to arrange a viewing.





SECOND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.
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FAQs

Tenure: Leasehold
Property Built: 2017
Council Tax Band: A
Ground Rent: £250.00 P/A
Lease Length: 125 Years from new
Maintenance Charge: Approx £124.67 PCM
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Potential Rental Income: £895.00 PCM
Postcode: SG18 8SQ

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 83 | 83 |
| (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

HARVEY ROBINSON

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