



HARVEY ROBINSON

Guide Price

£170,000

14 Williams Court

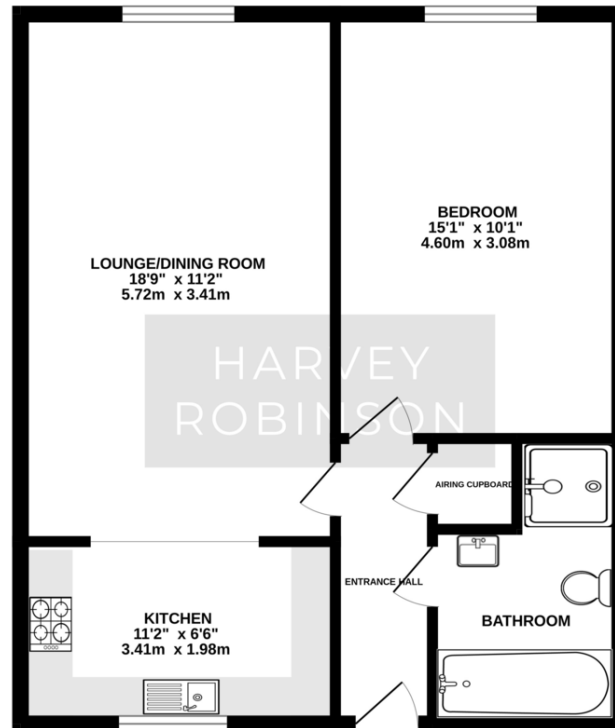
Potton Road, SG18 0BF

We are delighted to offer for sale this attractive one large double bedroom apartment with allocated parking and communal gardens, conveniently located just a short distance to Biggleswade's Town Centre and Train Station. This fantastic apartment is deceptively spacious throughout and would make an ideal first time buy or investment. With just one neighbour opposite this home its very quiet and private. The property boasts an over 18ft lounge/dining room with wood effect flooring which opens into a modern kitchen with integrated appliances. The double bedroom is a generous size with ample space for furniture and has recently refitted carpet flooring. The four-piece bathroom suite is spacious and comprises of a vanity basin with storage under, shower cubicle, bath and low level toilet. This home further benefits from one allocated parking space and use of the communal gardens. This lovely property is situated just a short distance from Biggleswade Town Centre which offers a variety of shops, cafes, bars and restaurants as well as local schooling, doctors surgeries, dentists and pharmacies. Biggleswade also offers with further big-brand shopping located at the A1 Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and London St Pancras within 40 minutes making it ideal for the commuter. Viewings come highly recommended to appreciate the size of the accommodation on offer and can be arranged by contacting our Biggleswade estate agent offices.





FIRST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (49.9 sq.m.) approx.
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FAQs

Property Tenure: Leasehold

Property Constructed: 2006

Lease Length: 106 Years remaining out of 125 Years

Ground Rent: £150 P/A (Reviewed Annually - April)

Service Charge: £1600 P/A (Currently going through the Right to Manage, so this figure will come down)

Council Tax Band: B

Lower School Catchment: St Andrews East

Middle School Catchment: Edward Peake

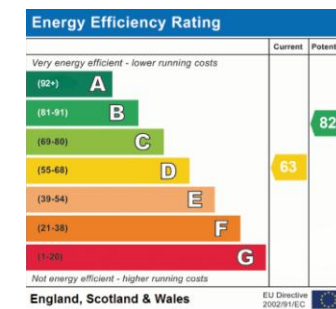
Upper School Catchment: Stratton

Postcode for SatNav: SG18 0BF

What3Words Location: ///w altzed.hometow n.knee

EPC Rating: D

Heating: Electric



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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