



HARVEY ROBINSON

Guide Price

£240,000

Elgar Place, Sullivan Court

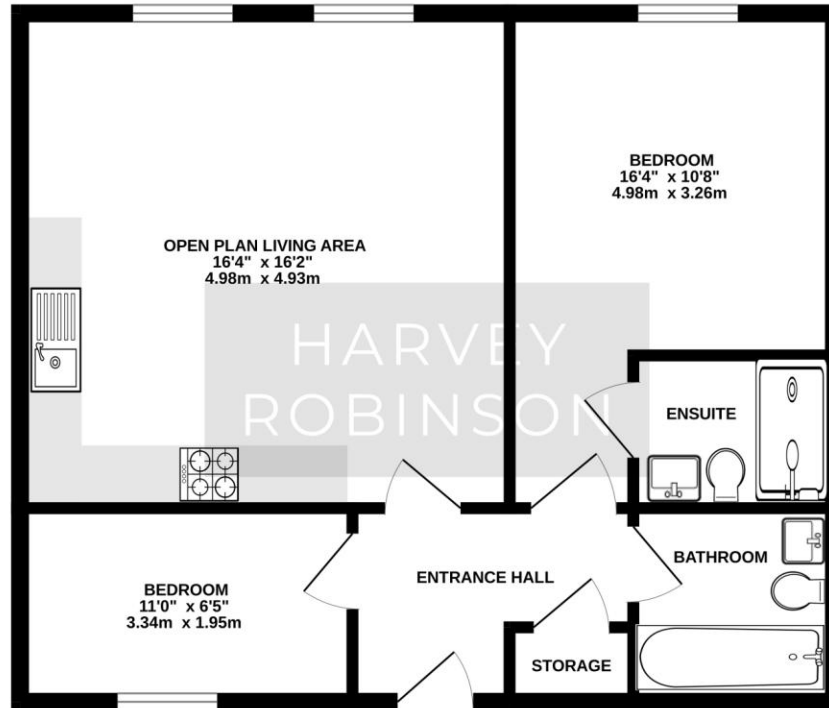
Biggleswade, SG18 8SQ

This stunning two-bedroom top 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 facilities, and a large open plan living area with a lounge, dining space and a modern kitchen with integrated appliances. The property further benefits from two allocated parking spaces underneath a carport. 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.





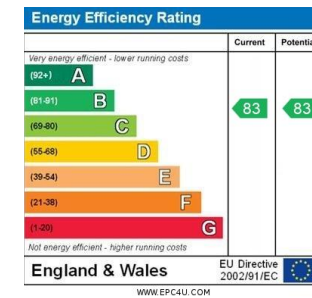
SECOND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.  
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## FAQs

Tenure: Leasehold  
Property Built: 2017  
Council Tax Band: B  
EPC Rating: B  
Ground Rent: £225.00 P/A  
Lease Length: 125 Years from new  
Maintenance Charge: Approximately  
£1841.40 per annum  
Lower School Catchment: St Andrews East  
Middle School Catchment: Edward Peake  
Upper School Catchment: Stratton  
what3words Location: Apartment -  
///elections.gems.automatic  
Postcode: SG18 8SQ



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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