



HARVEY ROBINSON

Guide Price

£200,000

Whittle Drive

Biggleswade, SG18 8GF



We are delighted to offer for sale, with no onward chain, this immaculately presented second-floor apartment located within the sought-after Kings Reach development in Biggleswade. The property, in brief, comprises a spacious entrance hall with two generous storage cupboards, a bright and airy lounge with an open-plan kitchen featuring integrated appliances, and a modern bathroom. The main bedroom benefits from a Juliet balcony, providing an abundance of natural light and a sense of space. Externally, the apartment enjoys access to a communal garden and benefits from an allocated parking space, along with access to a secure bike store.

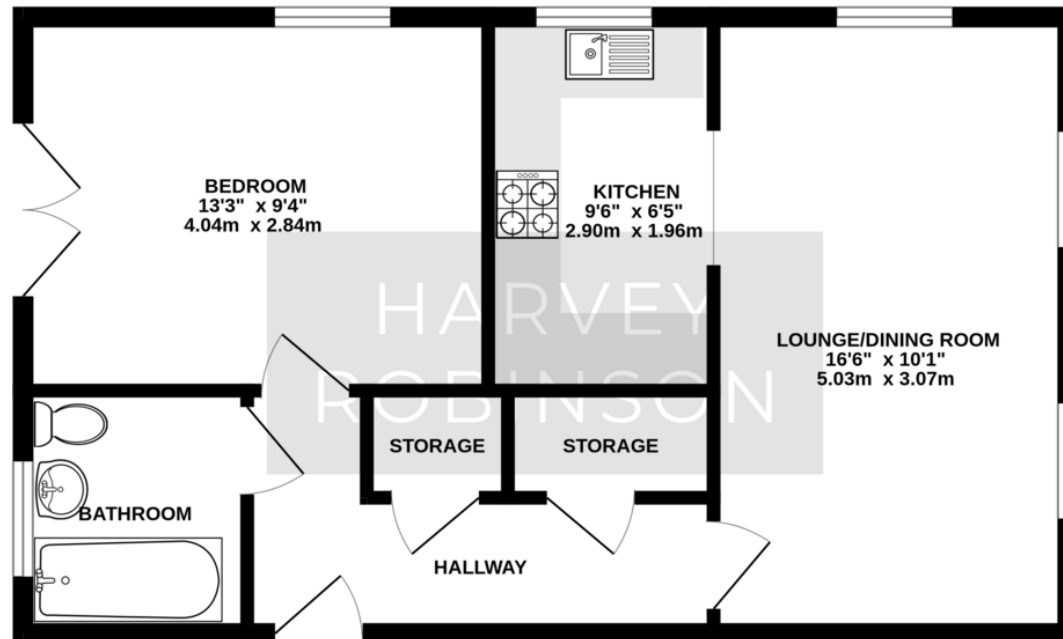
Ideally situated within walking distance of Central Square, the property is conveniently close to a variety of local amenities including a convenience store, popular café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This property would make an excellent first-time purchase or investment opportunity. Biggleswade town centre lies just over a mile away, offering a range of shops, bars, and restaurants. Additional retail options are available at the nearby A1 Retail Park. For commuters, Biggleswade mainline train station provides direct access to London King's Cross and St Pancras in approximately 40 minutes. Viewings can be arranged by contacting our Biggleswade estate agency office







**GROUND FLOOR**  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.  
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## FAQs

Tenure: Leasehold  
Service Charge: £3100 per annum (£733 rebate due this year)  
Ground Rent: £250 Per annum  
Potential Rental Income: £895pcm  
Constructed: 2016  
Communal Garden Aspect: West  
Council Tax Band: B  
Primary School Catchment: St Andrews East  
Secondary School Catchment: Stratton / Edward Peake  
Postcode for SatNav: SG18 8GF  
What3Words:///nuzzling.ruins.cookbooks

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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