



61 Planets Way, Biggleswade, SG18 8FD





## Asking Price: £250,000 Leasehold

Planets Way, Biggleswade, SG18 8FD

- Ground Floor Apartment
- Two Bedrooms
- Communal Gardens
- Allocated Parking
- Semi-Open Plan Living/Dining Room & Kitchen
- Family Bath Room & En-Suite
- Ample Storage
- Leasehold
- 1.1 Mile Walk To Mainline Train Station
- Energy Rating: C/78

This two bedroom ground floor apartment is situated on the popular Kings Reach development and comes complete with a tremendous amount of living space, two bathrooms and dual aspect windows.

This apartment offers a hallway leading into the large, semi-open plan living room and kitchen area. The apartment also offers two bedrooms and a family bathroom. The main bedroom also comes with ample space for storage as well as the very handy en-suite.

Externally the property has allocated parking and an enclosed communal garden as well as 'bike shed' style storage.

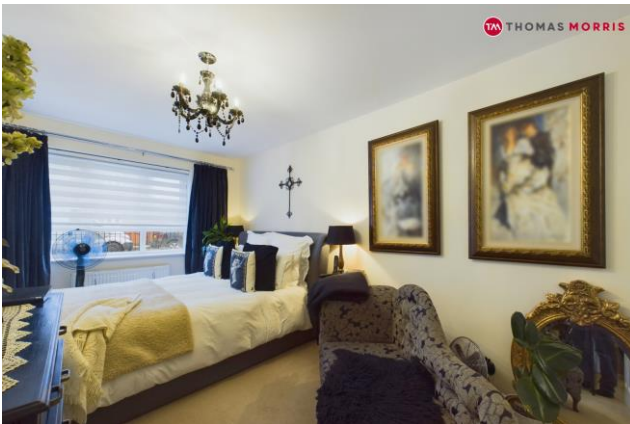
This ideal first home is located a very short walk to the local shops with the retail park a little further away. Access to the A1 is less than five minutes away, with Biggleswade's mainline train station and it's fast links to London only a 1.1 mile walk away.

Property Type - Leasehold (125 Years From 1/1/24)

Council Tax Band - B

Local Authority - Central Beds

EPC - C/78



# Accommodation

## Ground Floor Apartment

### Entrance Hall

Living Room 11'7" x 14'11" (3.53m x 4.55m).

Kitchen 8'2" x 6'1" (2.5m x 1.85m).

Bedroom 1 8'6" x 14'11" (2.6m x 4.55m).

Bedroom 2 7'1" x 11' (2.16m x 3.35m).

Bathroom 6'1" x 6' (1.85m x 1.83m).

En-Suite 5'9" x 5'5" (1.75m x 1.65m).

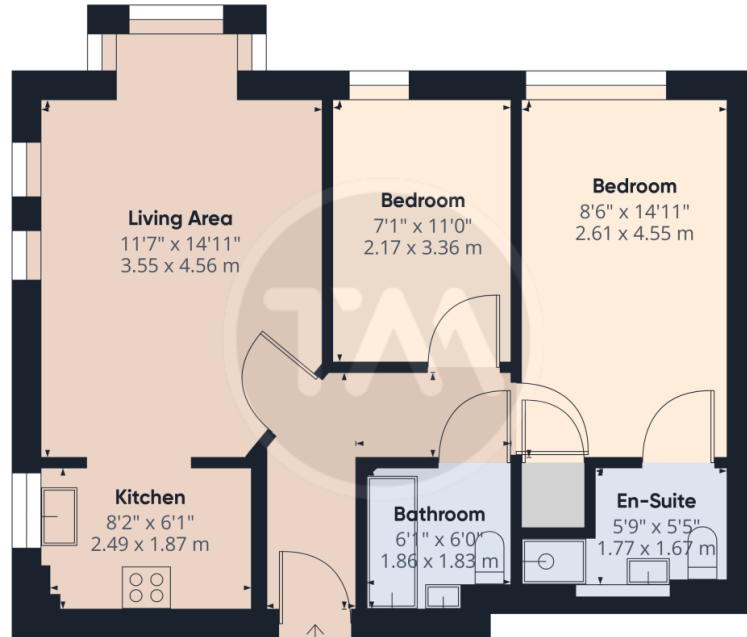
### Communal Gardens & Bike Store

### Allocated Parking Space





To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Approximate total area<sup>1)</sup>  
593.43 ft<sup>2</sup>  
55.13 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Thomas Morris**

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

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