



61 Planets Way, Biggleswade, SG18 8FD

Offers Over: £230,000

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.



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).

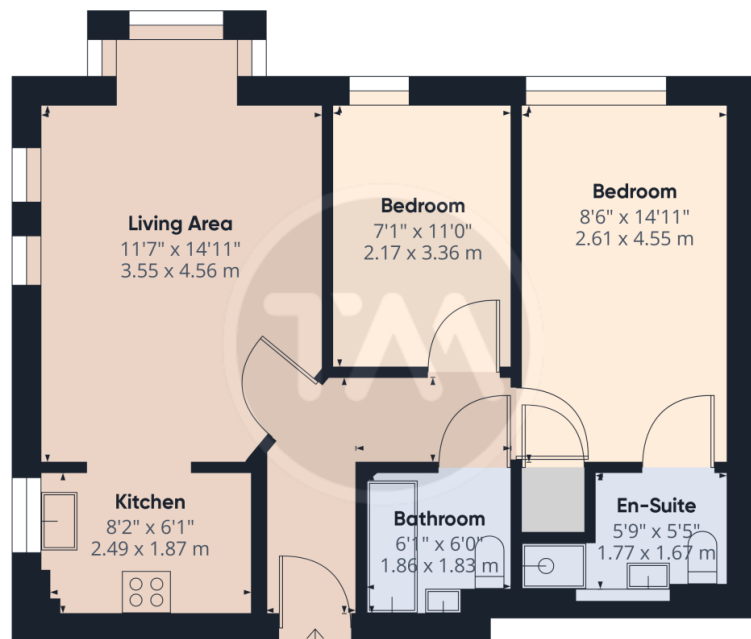
En-Suite 5'9" x 5'5" (1.75m x 1.65m).

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[®]
593.43 ft²
55.13 m²

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.

GIRAFFE360



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Leasehold Information

Lease Length: 114 Years .

Ground rent: £100 Per Annum

Service charge: £2,092 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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