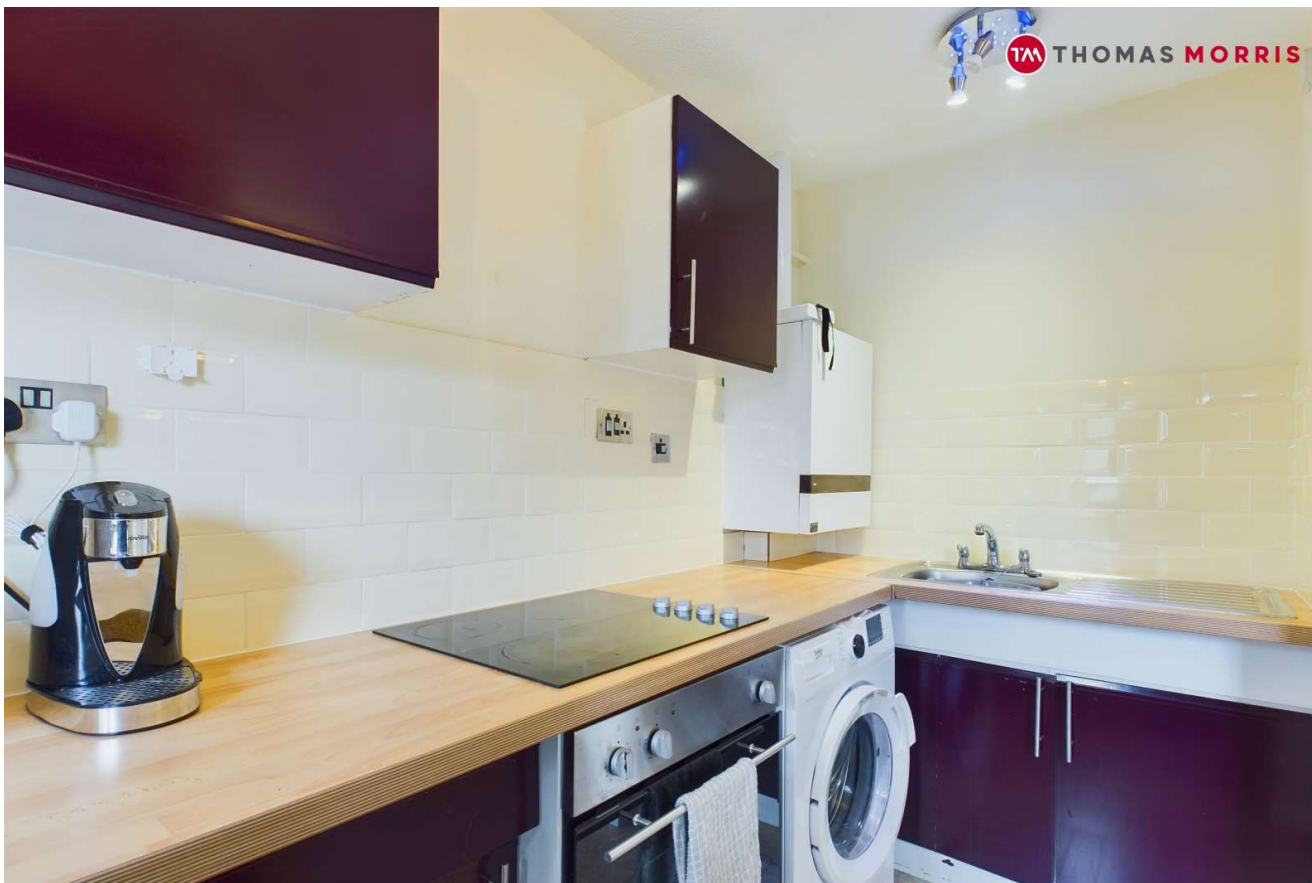




9A, Newtown, Potton, SG19 2QH



Asking Price: £140,000

Leasehold

Newtown, Potton, SG19 2QH

- First Floor Apartment
- Open Plan Kitchen/Living Room
- Bathroom
- Outside Space
- Residents Parking
- Double Bedroom With Built In Storage
- Perfect For First Time Buyers Or Investors
- Leasehold (End Date 23/05/2113)
- Sought After Market Town
- 2.7 Miles To Sandy Mainline Train Station

Welcome to this charming first floor apartment in the sought-after market town of Potton.

Upon entering the property, you will be greeted by a spacious and light flooded open plan living kitchen area, perfect for relaxing or entertaining guests. The kitchen is equipped with space for appliances, ample storage space and a handy breakfast bar.

The apartment also features a double bedroom with plenty of built-in storage, ideal for keeping your belongings organized. The bathroom is neutrally decorated and offers a relaxing retreat after a long day.

Outside, residents can enjoy a communal garden and there is also ample residents-only parking spaces available for added convenience.

Situated just a short walk from the bustling market square and local amenities, this property offers the perfect blend of town living with a rural feel. Sandy mainline train station is just 2.7 miles away, providing easy access to nearby cities and beyond.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to schedule a viewing.

Property Type - Leasehold (Lease End Date - 23/05/2113)

Council Tax Band - A

Local Authority - Central Beds

EPC - D/58



Accommodation

First Floor Apartment

Hallway

Open Plan Kitchen/Living Room 12' x 15' (3.66m x 4.57m).

Bedroom 8'3" x 10' (2.51m x 3.05m).

Bathroom 7'4" x 4'9" (2.24m x 1.45m).

Outside

Residents Parking



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.



Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

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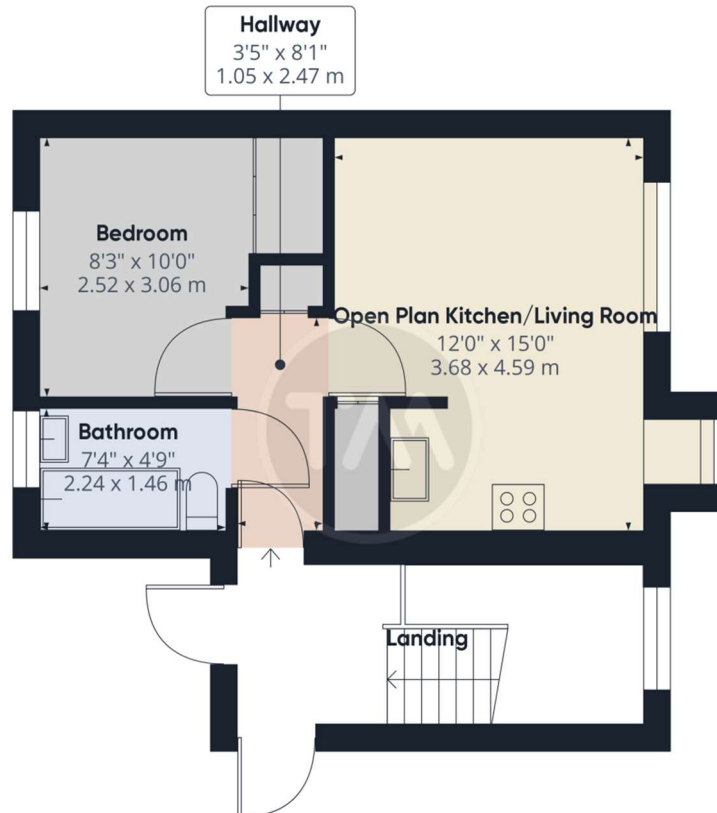
Leasehold Information

Lease Length: 89 Years .

Ground rent: £0 Per Annum

Service charge: £708 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.



Approximate total area⁽¹⁾
355.44 ft²
33.02 m²

(1) 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

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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