



Kennedy
&co.

16 Newtown

Potton

SG19 2QH

Asking Price Of £250,000

- Two Bedroom Ground Floor Apartment
- Landscaped Rear Garden
- Allocated Off Road Parking to the front
- Show Home Condition Throughout
- Fitted Kitchen
- Four Piece Bathroom Suite
- Spacious Sitting Room
- Gas Central Heating



Two bedroom ground floor apartment with large landscaped rear garden and allocated parking. Offered for sale in show home condition with fitted kitchen, four piece bathroom suite, spacious sitting room & dining room / bedroom two. The property further benefits gas central heating & Upvc double glazing.

The property is located on the outskirts of the Market Town of Pottton, within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops. Pottton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being approximately 1.9 miles away.

There are good road links into Cambridge and London

and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Entrance door with glazed panels opening into:

RECEPTION HALLWAY

Tiled flooring, storage cupboard, radiator, doors off to:

BEDROOM ONE

11' 6" x 9' 4" exc wardrobes (3.51m x 2.84m) Upvc double glazed window to the rear aspect, radiator, decorative ceiling cornice, built in triple wardrobe with sliding doors.

BEDROOM TWO / DINING ROOM

8' 11" x 8' 5" (2.72m x 2.57m) Upvc double glazed window to the front aspect with fitted shutters, radiator, decorative ceiling cornice.

BATHROOM

Upvc double glazed window to the rear aspect, fitted four piece bathroom suite comprising low level Wc, pedestal wash hand basin, bidet and enclosed fully tiled shower cubicle, tiling to all splash areas and floor, decorative ceiling cornice, wall mounted gas fired boiler, heated towel rail.

SITTING ROOM

14' 8" exc bay window x 13' 5" (4.47m x 4.09m) Upvc double glazed bay window to the front aspect with fitted shutters, twin radiators, decorative ceiling cornice and wall panels, large storage cupboard, part glazed

door opening into:

FITTED KITCHEN

9' 10" x 9' 0" (3m x 2.74m) Upvc double glazed window to the rear aspect, fitted with a comprehensive range of base and wall mounted units, under pelmet lighting, single bowl ceramic sink, ample work surface space with tiling to all splash areas, integral dishwasher and fridge / freezer, plumbing for washing machine, built in oven with inset induction hob, extractor over, tiled flooring, kick space floor heater, decorative ceiling cornice.

REAR GARDEN

Landscaped rear garden, being of a good size mainly paved with inset lawned areas, proving an excellent out door entertaining space, enclosed by timber panel

fencing, tap, large timber, insulated shed set to the rear with power and light connected, ideal as a home office.

FRONT GARDEN

Laid mainly to lawn set behind picket fencing.

ALLOCATED PARKING

Allocated parking space set to the front of the property.

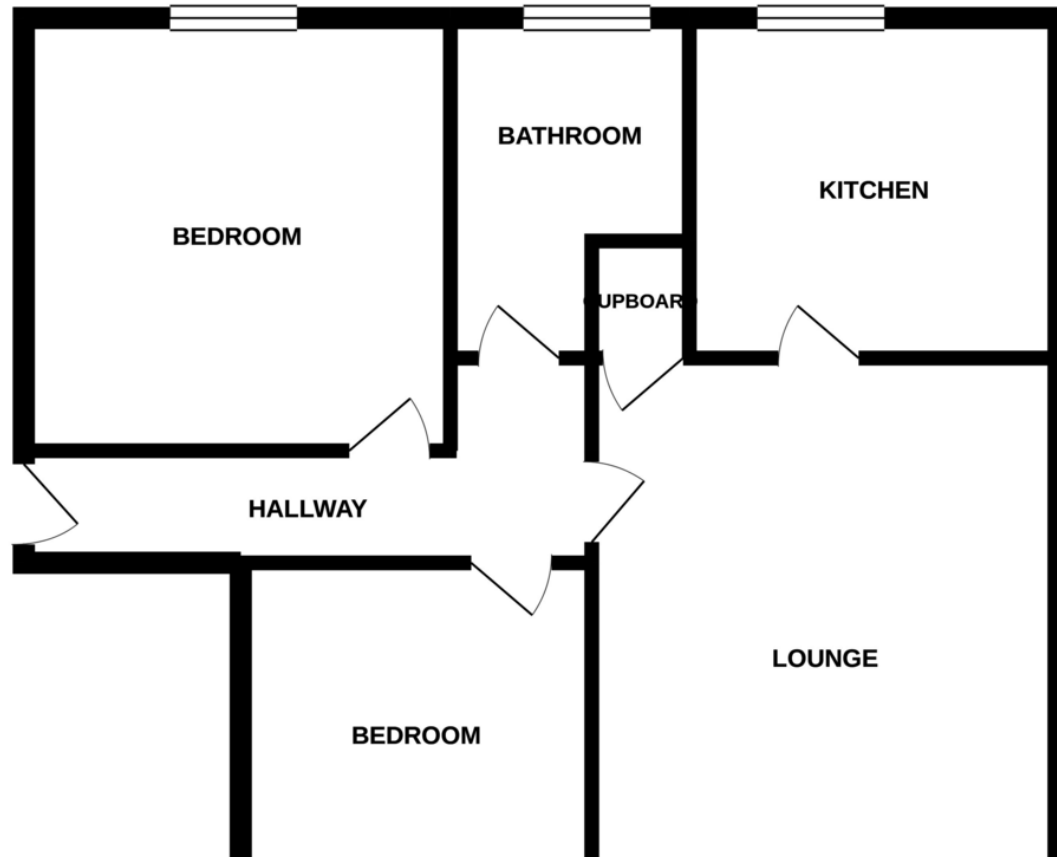
AGENTS NOTE

The apartment is leasehold with 91 years remaining on the lease.

Service / maintenance / ground rent charges are currently £111.00 per quarter, which includes buildings insurance and ground rent.



GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.