



Kennedy
&co.

27 Burgoyne Court

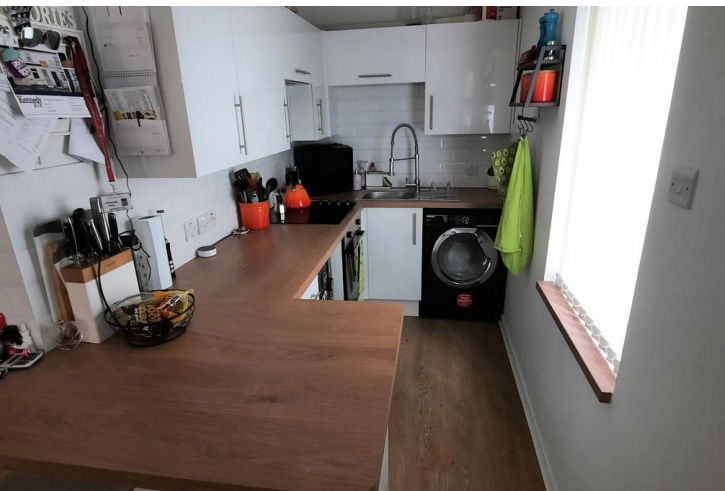
Willow Road

SG19 2PH

Asking Price Of £134,950

leasehold

- Ground floor Apartment
- Open Plan Sitting Room
- Double Bedroom
- Modern Kitchen
- Fitted White Bathroom Suite
- Allocated Parking & Visitor Spaces
- Long Lease 969 Years Remaining
- Walking Distance to Local Shops & Amenities



Well-presented ground floor one bedroom apartment, situated in a purpose built block within walking distance of Potton market Square and all local amenities. Comprising modern fitted kitchen, fitted white bathroom suite, open plan sitting room and double bedroom. Externally there is an allocated parking space. Further benefits include modern fitted electric panel heaters and a long lease.

GROUND FLOOR

Communal entrance door opening into:

COMMUNAL RECEPTION HALLWAY

Doors off to all apartments.

RECEPTION HALLWAY

Laminate flooring, security phone, walk through to open plan sitting room / kitchen, Oak door off to:

DOUBLE BEDROOM

11' 0" x 8' 1" (3.35m x 2.46m) Double glazed window to the front aspect, laminate flooring, electric timer controlled panel heater.

OPEN PLAN SITTING ROOM

14' 9" x 14' 0" max into bay (4.5m x 4.27m) Double glazed box bay window to the front aspect, laminate flooring, timer controlled storage heater, Oak door to bathroom, walk through to:

FITTED KITCHEN

8' 10" x 5' 5" (2.69m x 1.65m) White gloss base and matching eye level units, stainless steel and drainer unit, work surface space with tiling to splash areas, integral oven, inset electric hob with extractor over, space for fridge, plumbing for washing machine, laminate flooring, double glazed window to the front aspect.

FITTED BATHROOM

Fitted three piece white suite comprising low level Wc with concealed cistern, vanity wash hand basin and P shaped bath with fitted shower, wall mounted electric heater, double glazed window to the side aspect, tiled flooring, airing cupboard.

EXTERIOR

Communal gardens and allocated parking space.

AGENTS NOTES

999 years from 1991.

£800.00 per annum service charge to include
maintenance, ground rent and buildings insurance.



TOTAL APPROX. FLOOR AREA 393 SQ.FT. (36.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

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