



**Kennedy**  
&co.

**Bellevue Close**

Potton

SG19 2DG

**Asking Price Of £137,500**

First Floor Apartment

Well Presented Throughout

Sitting Room

Modern Fitted Kitchen

White Bathroom Suite With  
Fitted Shower

Popular Residential  
Location

Off Road Parking

Upvc Double Glazing & Gas  
Central Heating



Ideal first time / investment buy. A purpose built one bedroom first floor apartment. Offered for sale in excellent decorative order. Benefiting from a fitted kitchen, bathroom, sitting room & bedroom with built in wardrobe. Upvc double glazing. NO CHAIN

#### **COMMUNAL ENTRANCE HALLWAY**

Stairs rising to the first floor, main entrance door opening into:

#### **RECEPTION HALLWAY**

Access to roof space with ladder, radiator, doors off to:

#### **BEDROOM**

8' 6" excluding wardrobe x 8' 6" (2.59m x 2.59m) Upvc double glazed window to the front aspect, radiator, built in double wardrobe.

#### **BATHROOM**

Upvc double glazed window to the rear aspect, fitted three piece suite comprising, low level Wc with concealed cistern, vanity wash hand basin and bath with fitted shower, tiling to splash areas, radiator.

#### **SITTING ROOM**

14' 4" x 9' 8" (4.37m x 2.95m) Upvc double glazed bay window to the front aspect, radiator, breakfast bar, large storage cupboard.

#### **KITCHEN**

9' 6" x 4' 11" (2.9m x 1.5m) Upvc double glazed window to the rear aspect, fitted with a range of base and eye level units, single bowl sink unit, work surface space with tiling to splash areas, integral oven, inset

gas hob with extractor over, washing machine and fridge / freezer to remain, radiator, cupboard housing gas fired boiler.

#### **AGENTS NOTE**

125 year lease from 1988.  
Maintenance charge: TBC





COUNCIL TAX BAND

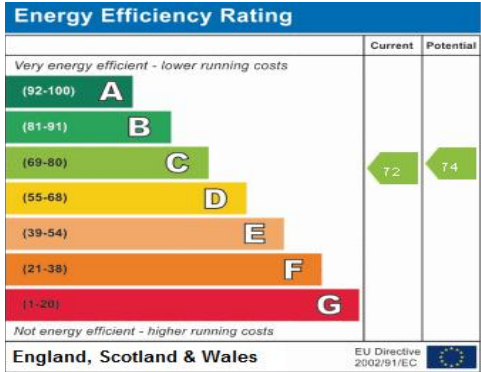
Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



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10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

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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