

Kennedy
&co.

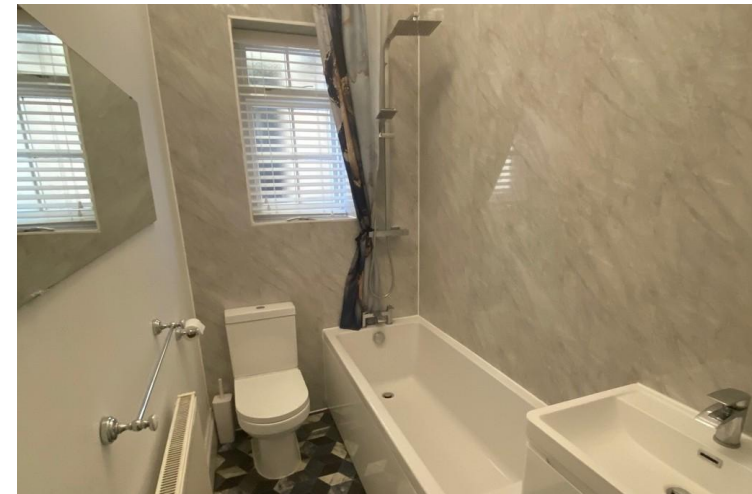
Lion Court

Potton

SG19 2NP

Asking Price Of £220,000

- Ground floor
- Two bedrooms
- Cellar
- Re-fitted kitchen & Bathroom
- Allocated parking
- Courtyard area
- Radiator heating
- Ornate coving



Kennedy & Co are so very pleased to have this fine Georgian, ground floor two bedroom apartment offered for sale directly onto the Market Square of Potton. The property is offered in very good order, retaining the Georgian sash windows with a marble fireplace, ornate coving and high ceilings and a good size cellar, whilst incorporating a re-fitted kitchen & bathroom and gas central heating. This property is not to be missed.

Georgian timber door to:

COMMUNAL HALLWAY

Carpeted flooring and courtesy Lighting. Entry phone system. Door to:

HALLWAY

Storage cupboard. Electric consumer board. Trap door to Cellar. Ornate coving.

LOUNGE

12' 8" x 13' 4" (3.86m x 4.06m) A pair of sash windows to the front with half shutters. Marble fireplace. Two radiators. Ornate coving. Glazed door to the:

KITCHEN

10' x 5' 6" (3.05m x 1.68m) White high gloss base and wall mounted units. Composite sink and drainer with mixer taps. Gas hob with electric oven. Grain effect worktops and splash guard. Sash window to the side. Tiled flooring. Baxi boiler. Ornate coving.

BEDROOM ONE

11' 6" x 8' 2" (3.51m x 2.49m) Sash window to the rear. Radiator. Ornate coving.

BEDROOM TWO

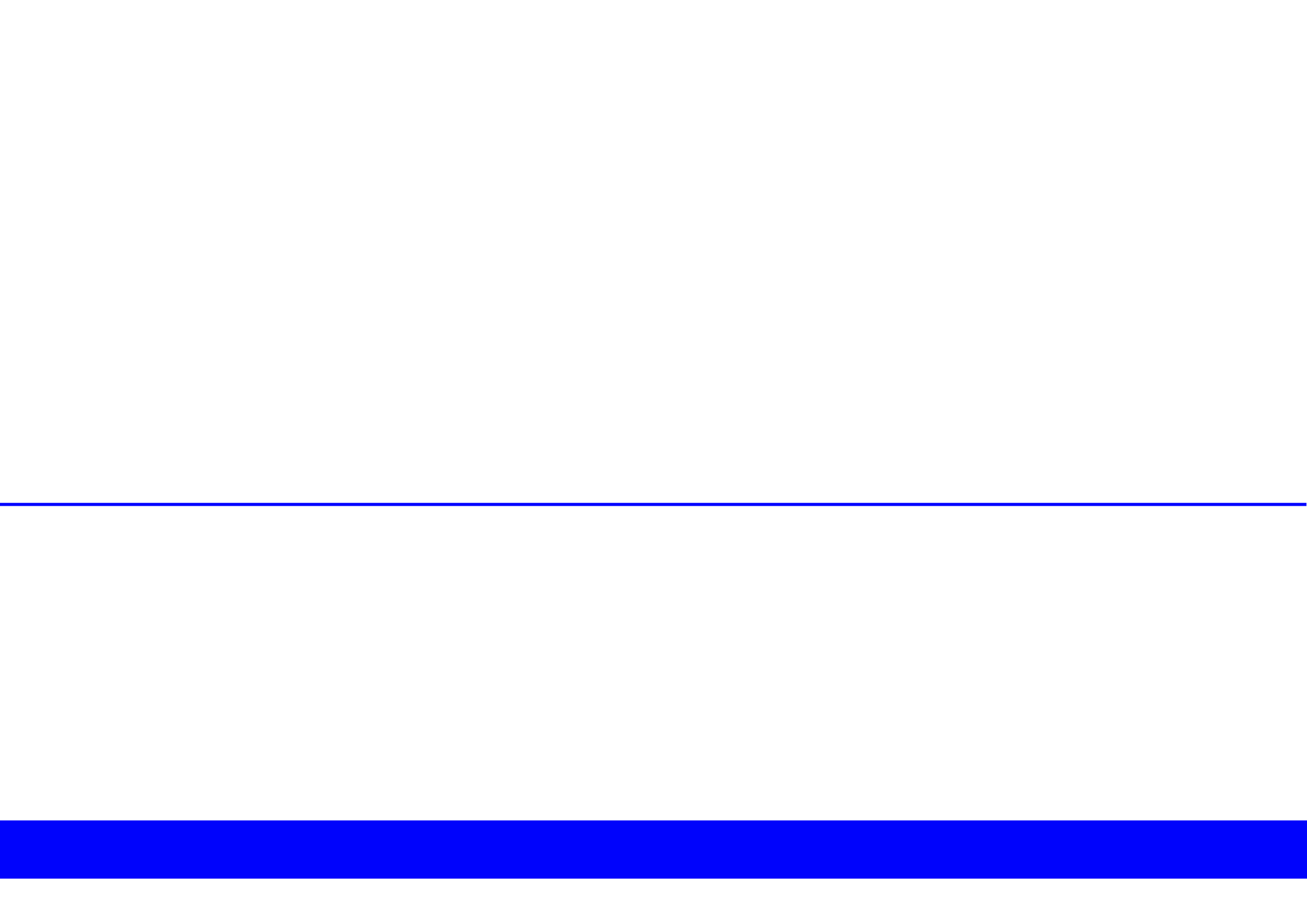
15' 3" x 6' 3" (4.65m x 1.91 m) Sash window to the rear. Ornate coving. Radiator.

BATHROOM

Panelled bath with shower over. Vanity unit housing the wash hand basin. Shaver point. Window to the side.

OUTSIDE

Courtyard to the rear.
Allocated parking to the rear.





COUNCIL TAX BAND

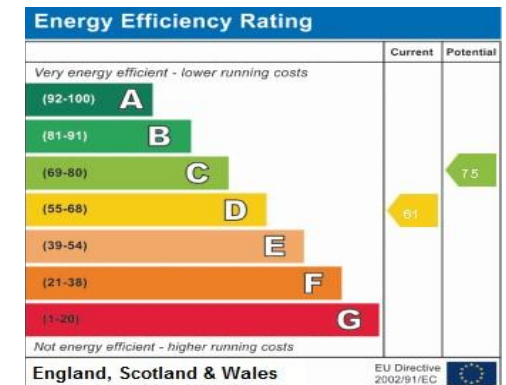
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
 Potton
 Bedfordshire
 SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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