



Royston Court

Potton

SG19 2NJ

Asking price: £230,000

Re-fitted kitchen with appliances	Full length wardrobes to the master
Re-fitted large shower room	Ornate radiator covers
Quality fitments throughout	Gas central heating
Two good sized bedrooms	Garage



A beautifully presented apartment set within the heart of Potton town centre and within easy reach of that Potton has to offer. The apartment is one of a few that are well managed and has well maintained communal gardens.

The kitchen has been replaced and provides a good range of appliances and marble effect worktops. The shower room has also been replaced with some of the best fitments we have seen. There are two good sized bedrooms with full length wardrobes to the master. Touch sensitive light fitments and ornate radiator covers are added to the list of quality fitments. Outside are beautifully managed gardens, garage and parking.

PARTICULARS

MAIN ENTRANCE

UPVC double glazed door leading to a communal hallway, stairs leading to the apartment.

Georgian door and entry phone system to:

HALL

Consumer board, entry phone system, smoke detector. Door to:

HALLWAY

Radiator with ornate cover. Doors to all principle rooms.

LOUNG E/DINER

17' 8" x 10' 9" (5.38m x 3.28m) Electric fire in timber surround. Upvc double glazed box bay window to the

front with built in unit to complement the kitchen. Upright radiator. T.V and telephone point.

KITCHEN

16' 10" x 10' 6" (5.13m x 3.2m) UPVC double glazed window to the front. Re-fitted base and wall mounted units in a satin finish with marble effect work tops and timber splash guard surround. Moulded sink with swan neck tap. 'Neue' oven, hob and extractor. recessed lighting. Down lighting to the wall cupboards. Built in dishwasher. Built in fridge/freezer. Cupboard housing the washing machine and tumble dryer. Cupboard housing the 'Worcester' boiler.

MASTER BEDROOM

14' 6" x 10' 4" (4.42m x 3.15m) UPVC double glazed window to the rear. Large full length wardrobes

providing hanging and storage space. Radiator with ornate cover.

BEDROOM 2

11' 5" x 6' 7" (3.48m x 2.01m) UPVC double glazed window to the rear. Radiator with ornate cover.

SHOWER ROOM

A large corner shower. Low level W.C. Vanity unit, with drawers and cupboards housing the wash hand basin. Mirror with touch light. Shaver point. Heated towel rail. Amtico flooring.

EXTERNALLY

Communal gardens laid to lawn with shrubs. Designated areas for washing line and refuse bins.

SINGLE GARAGE

En-bloc. Metal up and over door. Parking to the front of garage.





COUNCIL TAX BAND

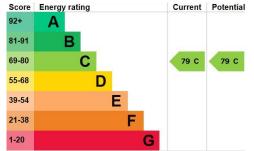
Tax band B

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 arefor general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buy ers/tenants are advised to recheck the measurements