



Kennedy
&co.

Kiln Place

Potton

SG19 2NY

Shared Ownership

£55,500

35% shared ownership

Approx 7 years old

Large bedroom

Large lounge/dining room

Patio doors

Well appointed large kitchen

Allocated parking



We are delighted to offer for sale this shared ownership apartment of 35%. Built approx. 7 years ago this purpose built flat is one of only four and offers a large and airy home situated on the ground floor. This lovely apartment has its own front door (not communal) and offers a large lounge/dining room with patio doors onto the courtyard, a large bedroom and bathroom along with a well appointed kitchen.

PARTICULARS

Double half glazed door to the:

HALLWAY

Radiator, large storage cupboard.

LOUNGE/DINER

15' 5" x 9' 5" (4.7m x 2.87m) Double glazed patio doors to the rear. Radiator. door to:

KITCHEN

14' 9" x 6' 5" (4.5m x 1.96m) A range of base and wall mounted units with stainless steel sink and drainer, built in oven, hob and extractor, space for washing machine, fridge/freezer and dishwasher. Double glazed windows to the side and rear, gas fired wall mounted boiler.

BEDROOM ONE

12' 7" x 12' 2" (3.84m x 3.71m) Double glazed windows to the front and side. Radiator.

BATHROOM

Three-piece suite comprising: Panelled bath with shower over, wash hand basin, W.C. Obscure double glazed window to the front, radiator.

EXTERNALLY

Small patio area with allocated parking for one plus visitor space.

AGENTS NOTE

Lease granted for 99 years from 2019
Ownership at 35%. The remaining 65% is liable for rent currently at £255.52 per month.
Monthly service charge at £114.91. This includes building insurance.





COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.