



Kennedy
&co.

14a King Street

Potton

SG19 2QT

Asking Price Of £169,950

leasehold

- Purpose Built First Floor Apartment
- Located Within Walking Distance of The Market Square & Local Shops
- One Double Bedroom
- Fitted Kitchen with Space For Small Table & Chairs
- Sitting Room
- Own Roof Top Courtyard Garden
- Two Allocated Parking Spaces
- Bathroom with Fitted Shower



Beautifully presented first floor purpose-built apartment situated within walking distance of the market square & local shops. Benefiting from its own roof top courtyard garden & two allocated parking spaces. The accommodation comprises fitted kitchen, sitting room, double bedroom & bathroom.

Upvc part double glazed door opening into:

RECEPTION LOBBY

Upvc double glazed window to the side aspect, door through to:

RECEPTION HALLWAY

Loft access with ladder, large storage cupboard, security phone system, wall mounted panel heater, doors off to:

FITTED KITCHEN / BREAKFAST ROOM

11' 5" x 9' 9" (3.48m x 2.97m) Upvc double glazed window to the front aspect, fitted with a range of base and matching eye level units, single bowl sink unit, ample work surface space with tiling to all splash areas, integral oven, inset induction hob with extractor over, plumbing for washing machine and dishwasher, space for table and chairs and fridge / freezer, wall mounted heated towel rail, extractor fan.

SITTING ROOM

17' 4" x 9' 10" (5.28m x 3m) Upvc double glazed window to the front aspect, wall mounted panel heater.

DOUBLE BEDROOM

13' 5" x 10' 0" (4.09m x 3.05m) Upvc double glazed window to the front aspect, wall mounted panel heater, built in double wardrobe with mirror fronted doors.

BATHROOM

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, heated towel rail, extractor fan, tiling to splash areas.

ROOF TERRACE COURTYARD GARDEN

Set to the front of the property, patio area, further garden and seating area laid to artificial lawn, secure gated entrance with steps to apartment, gated access to resident parking.

ALLOCATED PARKING

Two allocated parking spaces located in the corner of Tesco carpark.

AGENTS NOTE

Lease Hold with 110 years remaining.

Ground Rent: £100 per annum

Maintenance Charge £550.00 per annum



COUNCIL TAX BAND

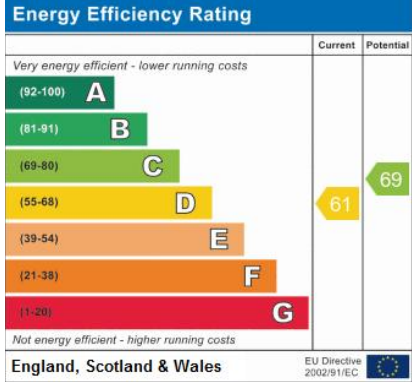
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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 are 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