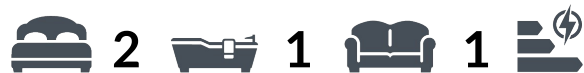




Sanger Avenue, Biggleswade, SG18 8FY
£100,000



LATCHAM ———
DOWLING

ESTATE AGENTS

*****SHARED OWNERSHIP***£100,000 FOR A 40% SHARE BUT WITH THE OPTION TO PURCHASE LARGER SHARES***CHAIN FREE*****

Nestled in the desirable Kings Reach development on Sanger Avenue, Biggleswade, this charming two-bedroom first floor apartment presents an exceptional opportunity for both first-time buyers and those looking to downsize. The property is in stunning condition throughout, ensuring a welcoming and comfortable living environment.

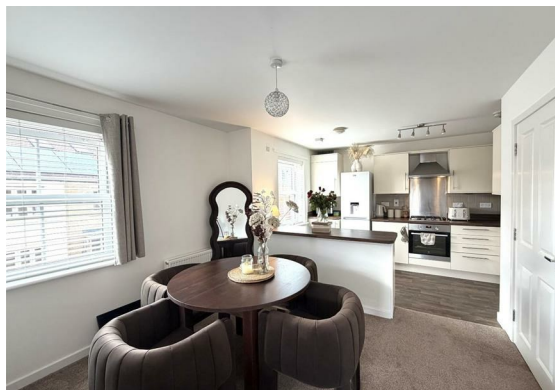
Upon entering, you will be greeted by a spacious entrance hall that in turn leads to a 21-foot lounge/diner, which boasts a dual aspect, allowing natural light to flood the room. This generous space is perfect for entertaining guests or enjoying quiet evenings at home. The two large double bedrooms provide ample space for relaxation and rest, making this home both practical and inviting.

The Kings Reach development is well-regarded for its community spirit and offers a variety of amenities to enhance your lifestyle. Residents can enjoy nearby parks, shops, and local eateries, all within easy reach. The area is also well-connected, making commuting a breeze.

This property comes with the added benefit of allocated parking for one vehicle, ensuring convenience for you and your guests. As a chain-free shared ownership opportunity, it presents a unique chance to step onto the property ladder without the usual complications.

In summary, this delightful apartment on Sanger Avenue is a fantastic choice for anyone seeking a modern home in a vibrant community. With its excellent condition, spacious living areas, and prime location, it is not to be missed.

The property is not only beautifully presented but is offered for sale chain free.



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Communal Entrance

Entrance

Hallway

Shower room

Lounge/diner

21'4" x 10'7" (6.50m x 3.23m)

Kitchen

12'5" x 7'10" (3.78m x 2.39m)

Bedroom One

18'4" x 10'7" (5.59m x 3.23m)

Bedroom two

18'4" x 7'6" (5.59m x 2.29m)

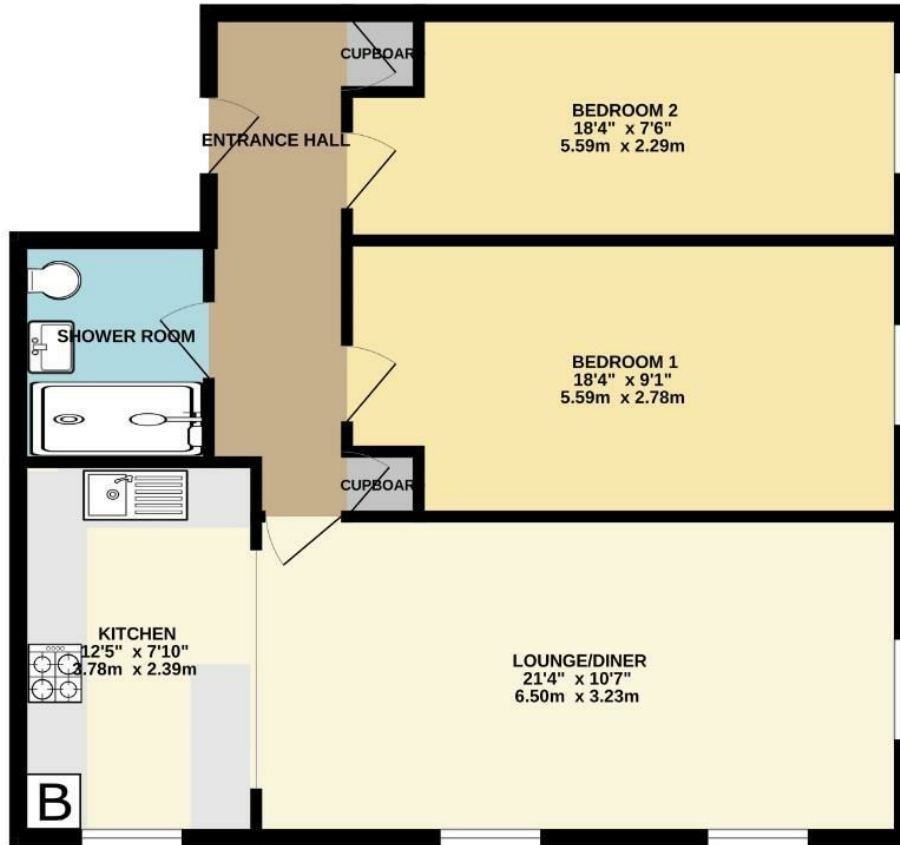
Outside

Parking

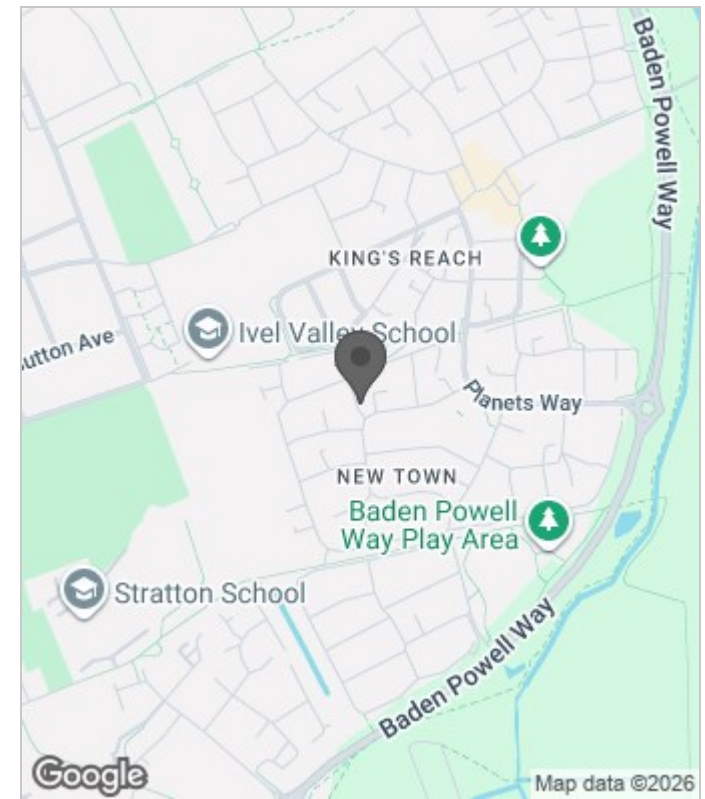
Agents Note



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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