



Purcell Place Sullivan Court, Biggleswade - SG18 8SX

Guide Price £250,000



HARVEY
ROBINSON

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- 31FT SUN TERRACE
- EN-SUITE TO PRINCIPAL BEDROOM
- OPEN PLAN LIVING ACCOMMODATION
- INTEGRATED KITCHEN APPLIANCES
- IMMACULATE CONDITION THROUGHOUT
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY / INVESTMENT

LOCATION AND AMENITIES

This well positioned and looked-after apartment is located on Central Square which offers amenities to include a local convenience store, primary schooling, a community centre and a popular café. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making this property ideal for a first time buyer or investment purchasers alike. Early viewings are highly recommended to fully appreciate all that this impressive home has to offer.





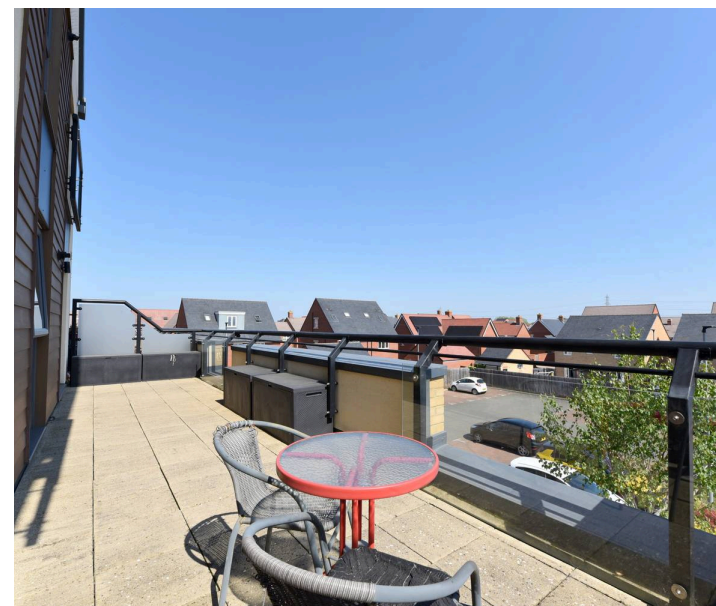
We are delighted to offer for sale this unique, larger-than-average, two double bedroom luxury apartment with its own private Sun Terrace, situated within the highly sought-after Kings Reach development. This property offers an outstanding opportunity for those seeking contemporary living in a convenient location close to a wide range of local amenities.

The property features two generously sized double bedrooms, with the principal bedroom benefiting from a modern ensuite shower room for added privacy and convenience. In addition, there is a contemporary family bathroom fitted with quality fixtures and a clean, neutral finish.

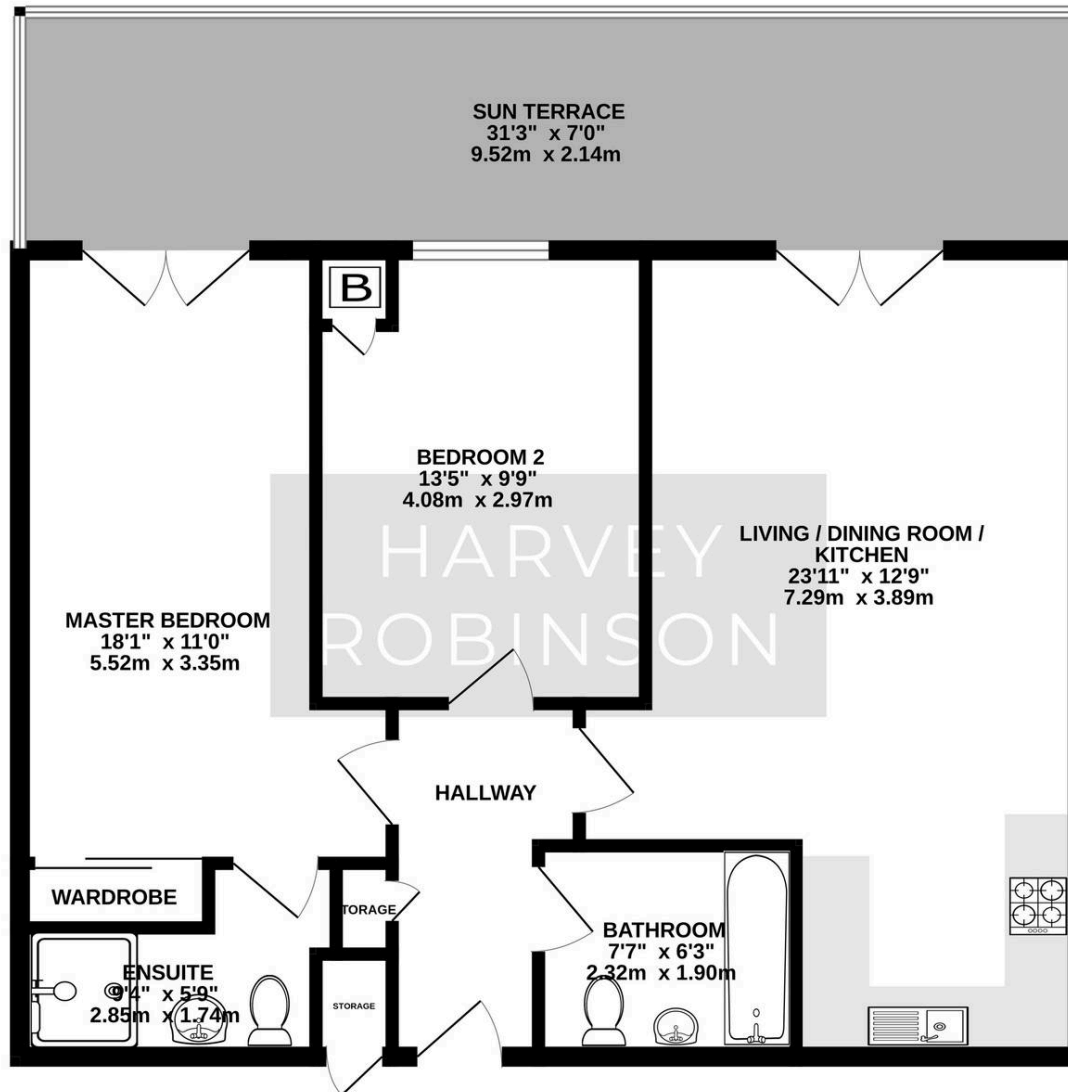
The open plan living accommodation forms the heart of the home, seamlessly combining the lounge and kitchen area to create a versatile and sociable space, ideal for both entertaining and relaxing. The kitchen is thoughtfully designed with a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, making it both functional and stylish.

A standout feature of this property is the expansive private Sun Terrace, extending over 30ft and accessible from both the living area and principal bedroom. This space is perfect for outside dining space and entertaining adding to the bright and airy feel of the home.

The building itself is well maintained and benefits from a communal bin and bike store. There are two allocated parking spaces as well as plenty of visitor parking surrounding the property, ensuring convenience for residents and guests alike.



FIRST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Made with Metropix ©2026



FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2016

Water Meter: Yes

Boiler installed: 2016

Boiler last serviced: November 2024

Ground Rent: £250pa

Maintenance Charge: £1,697.00pa

Lease Length Remaining: 116 Years

Primary school catchment: St Andrews East

Secondary school catchment: Edward Peake/ Stratton

What3Words Location: [///value.investors.disgraced](https://www.what3words.com/#!/value.investors.disgraced)

EPC Rating: B

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.8 miles

Biggleswade Railway Station: 2.1 miles

Cambridge: 20.9 miles

Bedford: 14.7 miles

London: 46.2 miles

