



Hawking Drive, Biggleswade - SG18 8GN

Guide Price £210,000



HARVEY  
ROBINSON

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMODATION
- INTEGRATED KITCHEN APPLIANCES
- ENSUITE SHOWER ROOM
- ONE ALLOCATED PARKING SPACE
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES
- NO ONWARD CHAIN
- VIEWINGS HIGHLY ADVISED





We are pleased to offer for sale this well-presented and spacious two double bedroom first-floor apartment, located within the popular Kings Reach development. Built by Taylor Wimpey, the property offers modern living in a convenient and well-connected area.

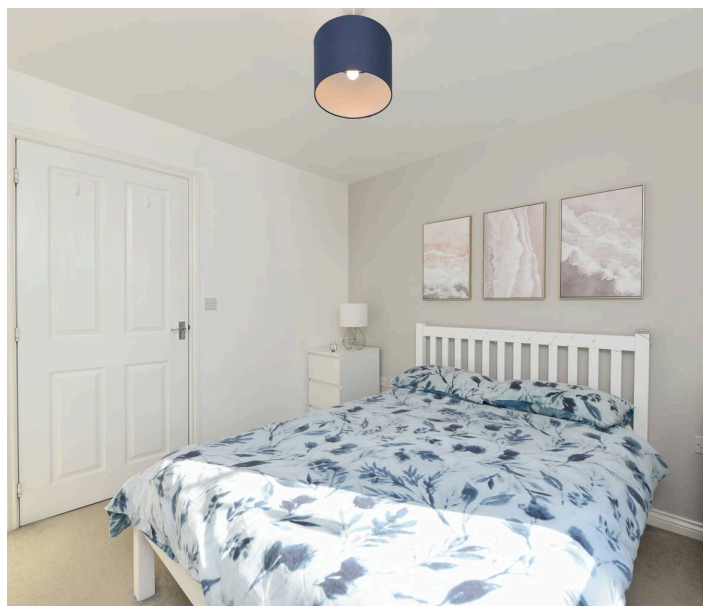
The accommodation includes an entrance hall leading to a bright open-plan lounge and dining area. The kitchen is fitted with integrated appliances. There are two good-sized double bedrooms, including a main bedroom with an en-suite shower room, as well as a separate family bathroom.

Outside, the property benefits from one allocated parking space, along with access to communal bin and bike storage. Visitor parking is also available.

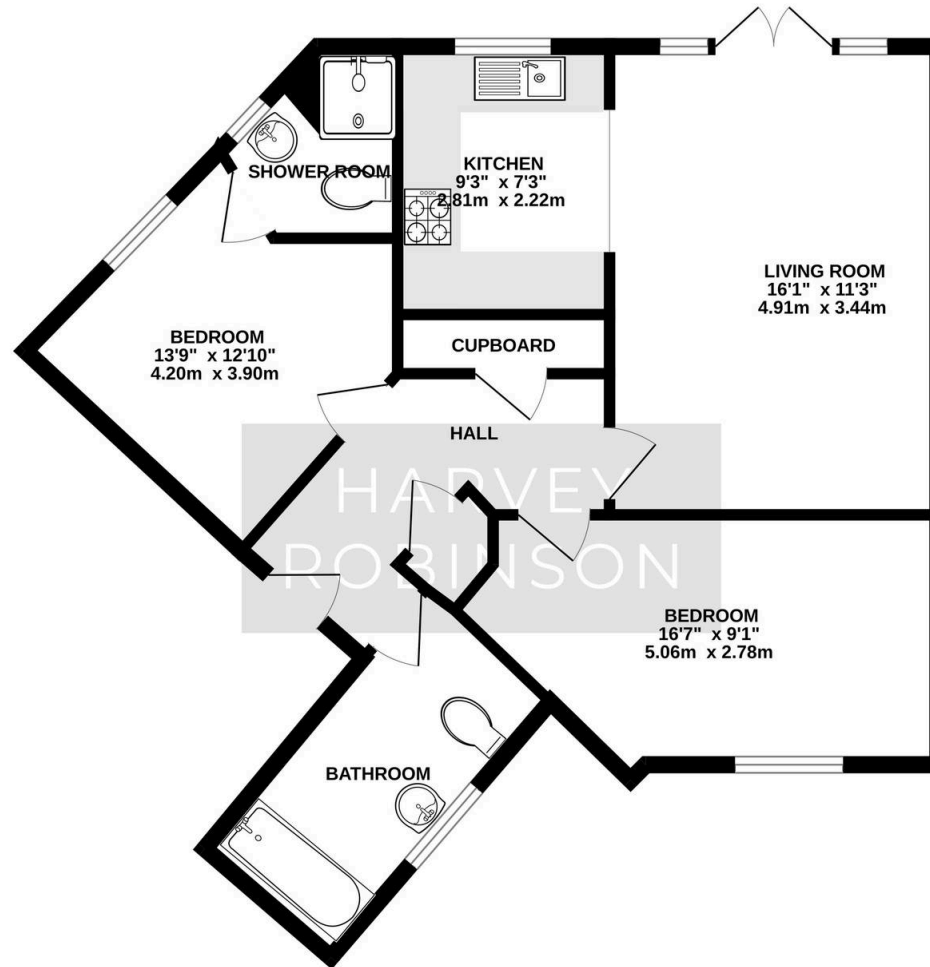
#### **LOCATION AND AMENITIES**

Located within walking distance of Central Square, this home enjoys easy access to a range of local amenities including a convenience store, a popular family-run café, takeaway outlets, primary schooling, a community centre, and nearby play parks. This property would make an ideal purchase for first-time buyers or investors alike.

Biggleswade Town Centre is just over a mile away, offering a variety of shops, bars, and restaurants, with further branded retail options available at the Retail Park on the outskirts of town. For commuters, the mainline train station provides direct access to London Kings Cross and St Pancras in under 40 minutes.



FIRST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.  
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### FAQ'S

Tenure: Leasehold

Property Built: 2013

Boiler installed:2013

Lease Length: 110 years remaining

Ground Rent: £331.77 P/A

Service Charge: Approx.

Service Charge Review Period: unknown

Council Tax Band: B

Water Meter: Yes

Allocated Parking Spaces: 1

Postcode: SG18 8GN

what3words: ///objective.forwarded.snore

### SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

### TRAVEL

Distance to A1: 2.0 miles

Biggleswade Railway Station: 2.3 miles

Cambridge: 21.0 miles

Bedford: 13.1 miles

London: 46.4 miles Council Tax band: B

